



# SOLD

## UNDER OFFER - OPEN HOUSE CANCELLED

Perfectly located for easy access everywhere, this ground floor courtyard apartment offers low maintenance level living with room to add value. The full brick 1980s apartment has been newly updated with timber floors, quality carpet and new lighting, while offering scope to further renovate for style, comfort and convenience. Part of the "Pembroke Lodge" garden complex, this quiet oasis is footsteps to local shops, library, cafes and eateries and just 3 minutes walk to Epping train and metro station. With its own front door, level access and the ambience of a private house, it's ideal for downsizers, first home buyers or investors who recognise the solid quality, broad tenant appeal and potential in this growth location.

- + Generous living/dining with timber floors & RC/AC
- + Patio doors flow to fenced front entertaining terrace
- + Tidy original kitchen with oven & dishwasher
- + Both bedrooms with built-ins and brand new carpet
- + Retro bathroom with bath & shower, internal laundry
- + Own front door, direct access to secure parking
- + Metres to local IGA, library, eateries and services
- + 300m to rail & metro and just 25 mins to the City
- + Short metro trip to Macquarie Uni & Macquarie Park
- + Mins walk to Coles supermarket, restaurants & Club
- + Medical facilities, health, recreation & schools nearby
- + Easy access to M2 and M1 interchange to the City
- + Epping Public School, Epping Boys High School, Cheltenham Girls High School, Carlingford High School

Strata: \$1,167.85/q  
Water: \$172.79/q  
Council: \$325.80/q

Internal Area: 67sqm  
Courtyard: 45sqm  
Car space: 16sqm  
Total Area: 128 sqm

Disclaimer: Atrealty believes that this information is correct but it does not warrant or guarantee

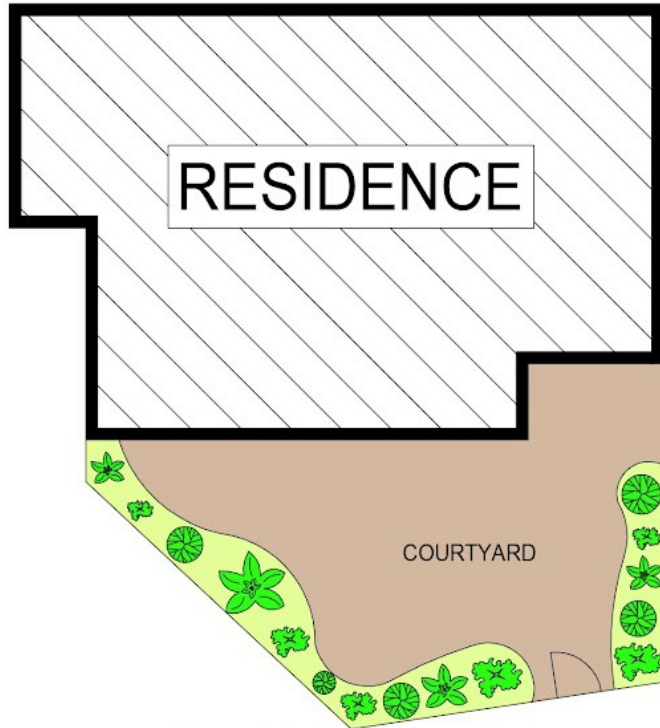
2 BED | 1 BATH | 1 CAR

PRICE:  
\$845,555

OPEN FOR INSPECTION:  
N/A



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SITE PLAN



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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