

# FOR SALE

## "STUNNING 3-BEDROOM APARTMENT IN WILEY PARK. DON'T MISS OUT ON THIS GEM!"

7/56-60 FERGUSON AVENUE, WILEY PARK  
SOLD

Nestled well back from the main road with a sun drenched northwest aspect, this generous 3-bedroom apartment occupies a first-floor position towards the rear of a well-maintained block. It's turn-key ready providing the perfect low maintenance haven for investors, and big families. It is an impressive 137 sm (approx.) which offering a breezy open layout with dual balconies, this light-filled apartment embraces a calming modern ambiance with an elevated trees cape backdrop and three bedrooms. Comfortable and well-presented, the property ensures a fantastic first home or investment in a high-growth pocket of Wiley Park. It is located within 850m of Wiley Park Station, diverse shopping/dining options and parkland. The Wiley Park public school is located within the complex at your doorstep, and also The Wiley Park Train Station 8 minutes (approximately) walking distance, which replacing metro train station by early of the next year.

- Spacious lounge/dining area enjoys an ever-changing outlook over the trees
- Extensive all-weather balcony provides a relaxed space to entertain/gather
- Well-maintained kitchen, granite benches and quality stainless steel gas appliances
- Three generous sized bedrooms each extend to a balcony, bed two enjoys a private balcony
- Two bedrooms fitted with mirrored built-ins, completely tiled main bathroom
- Air-conditioning, polished tiled floors are teamed with soothing neutral tones
- Internal laundry with a second guest w/c, secure intercom entry, pendant lights
- Readymade first home or investment prospect with ample scope to enhance
- Lock-up Garage within the secure basement, beautifully manicured complex, security cameras throughout complex
- Just 950m from Roselands Shopping Centre, Roselands Leisure/Aquatic Centre
- Less than 4 minutes' approximately walk to Wiley Park public school
- Approximately 8 minutes' walk to Wiley Park Train station (upcoming metro)
- Potential Current Rental income \$39,000 per year

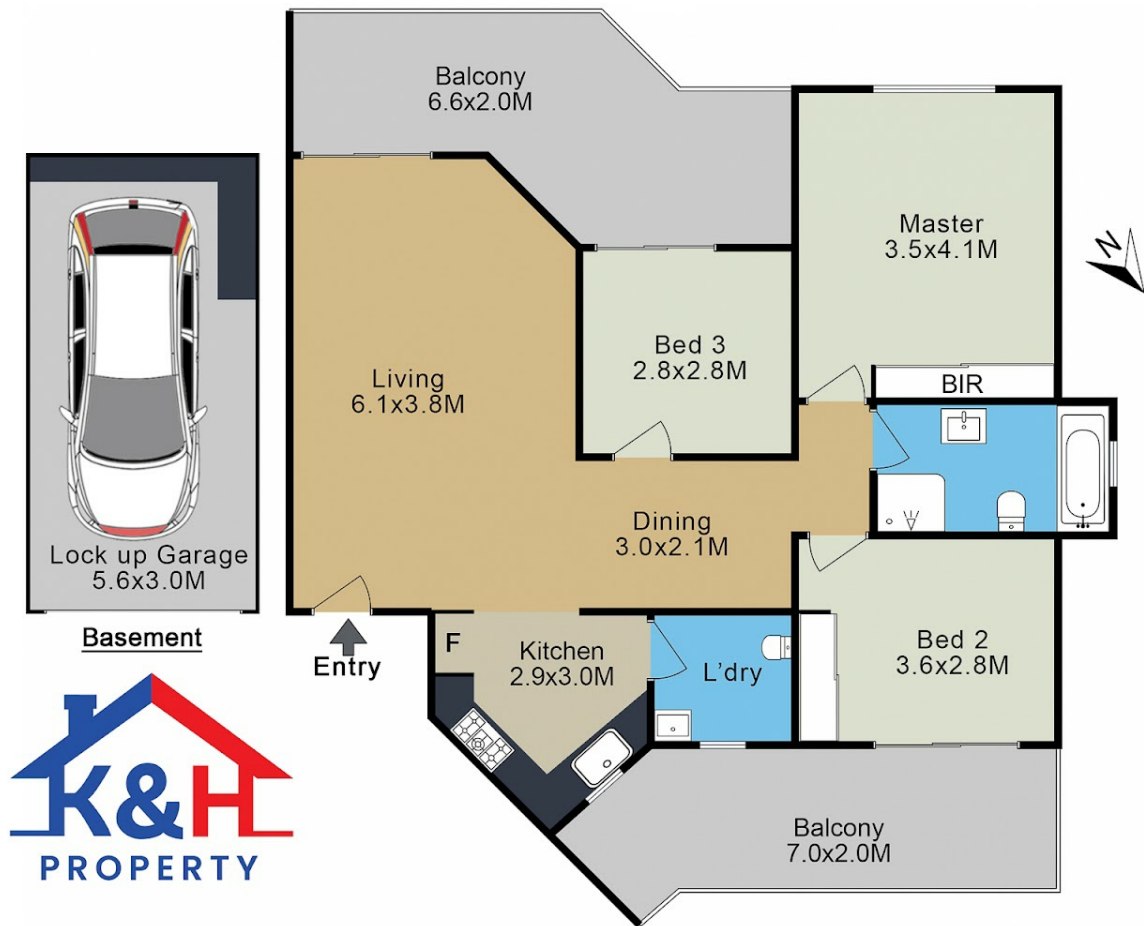
3 BED | 1 BATH | 2 CAR

PRICE:  
Closing Date Sale

OPEN FOR INSPECTION:  
N/A



**Mohammad Zahir Khan**  
**0430101345**  
zahir@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## U7/56-60 Wiley Park, NSW 2195

Disclaimer: Floor plans are for illustrative purposes and are intended to give a general indication of the layout only. All dimensions are approximate and are not intended to form part of any contract or warranty.  
Floor plan prepared by Fine Estates Photographs, 0431567185.

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