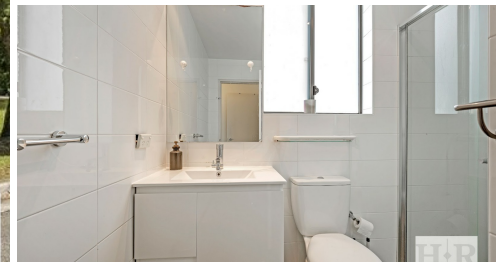




Phone HARI 0404 558 654



FOR SALE

SPACIOUS APARTMENT IN SUPERB WESTMEAD'S LIFESTYLE LOCATION

Welcome to your spacious, light filled dream home! Presenting Ease, Comfort & Privacy, start living a comfortable and convenient lifestyle or a great investment in a prime location.

Located in a peaceful street, with convenience at your doorsteps: Connected in all directions and just minutes to parks, transport, schools, local shops and Parramatta CBD and Westfield Parra for all your shopping, and entertainment options.

Highly sought-after location conveniently positioned only minutes away from Westmead Train Station and easy access to the expanded M4 WestConnex. Westmead Precinct is one of the largest health, education, research & training precincts with Public, Private & Children's Hospitals. Westmead Public School, Parramatta High School, Westmead Light Rail, Parramatta Park, Parramatta aquatic & leisure centre. AND nearby one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre.

Featuring:

- + Approx. 99sqm of living space, 15sqm of security parking & 2sqm of storage space.
- + Top floor in 3-level security complex of only 40 apartments.
- + Great layout, bright sun-bathed open plan interiors flowing out onto an entertainers' terrace.
- + Kitchen with stone benchtops, gas cooking, oven, dishwasher and ample storage
- + 2 balconies ideal for outdoor entertainment & relaxation
- + 2 spacious sun-light bedrooms, with built-in robes, and Ensuite to master bedroom.
- + 2 bathrooms with floor-to-ceiling tiles, main bathroom has a handy shower and bathtub combo
- + Separate internal Laundry
- + secure underground car space with remote access
- + Investors Note: Potential Rental is \$650-\$675 per week.

Rates approx. pq: Strata Admin \$957.74 Council \$325.8 Water \$177.93

Do not miss out on this exceptional opportunity to secure an excellent, convenient, and comfortable property. FIND YOURSELF IN A BETTER PLACE : Call Hari 0404 558 654 now to arrange an inspection or for more details.

2 BED | 2 BATH | 1 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

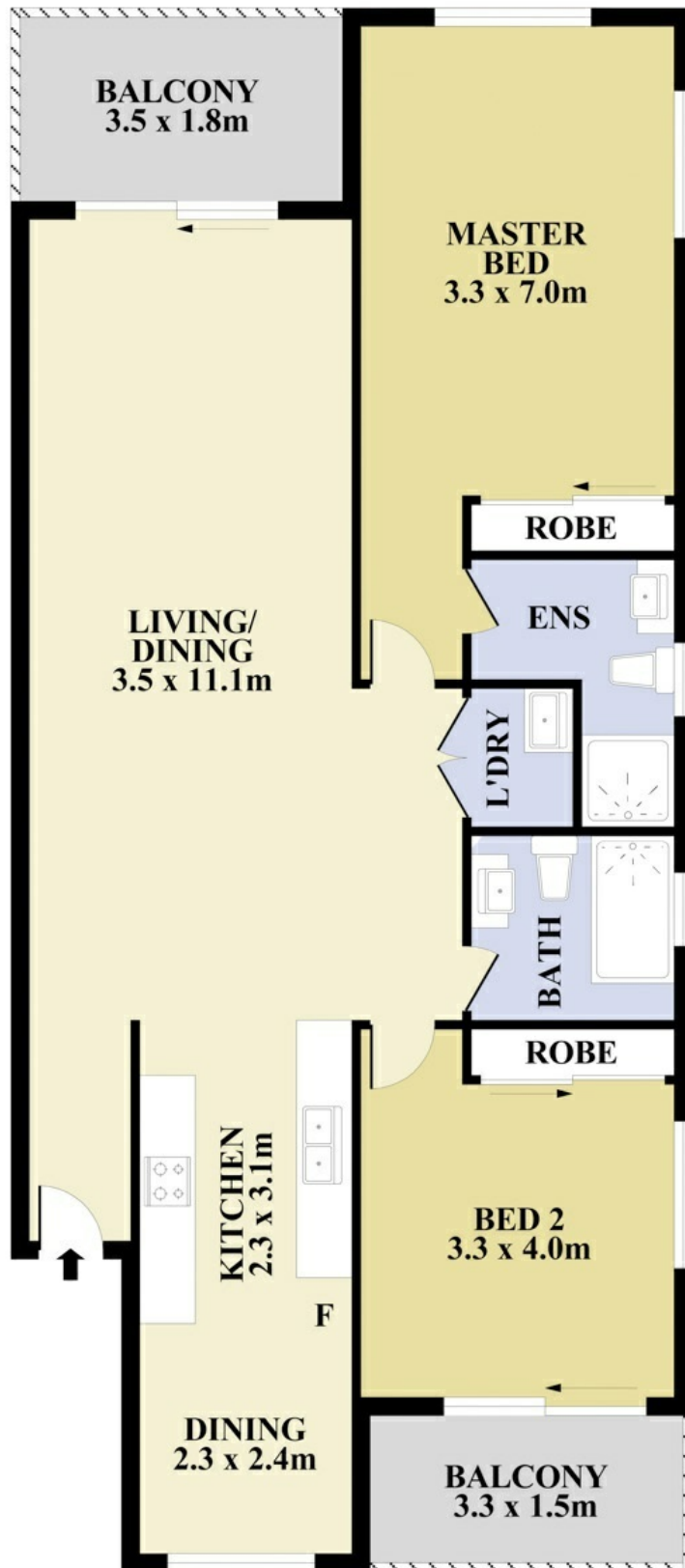
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Hari Hiralal
0404558654

hari@atrealty.com.au

www.atrealty.com.au



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 presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference interested parties should make their own inquiries using independent sources.

40/1-11 Lydbrook Street, Westmead