

# FOR SALE

## MODERN LIVING IN THE HEART OF WESTMEAD

Positioned in a quiet, well-maintained complex, this beautifully presented apartment offers the perfect balance of comfort, convenience, and lifestyle in one of Western Sydney's most tightly held growth precincts.

Whether you're a first-home buyer, downsizer, or savvy investor, this residence delivers low-maintenance living just moments from Westmead's world-class health, transport, and education hub.

### Property Highlights

- Spacious, light-filled apartment with an intelligent floorplan
- Generous bedroom(s) with built-in wardrobe(s)
- Modern kitchen with quality appliances and ample storage
- Open-plan living and dining flowing to a private enclosed balcony
- Well-appointed bathroom with contemporary finishes
- Internal laundry for everyday convenience
- Secure basement parking and intercom access
- Well-maintained security complex with landscaped surrounds

### Unbeatable Location Benefits

- Walking distance to Westmead Station, buses, and Parramatta CBD
- Close to Westmead Hospital Precinct, Children's Hospital & medical facilities
- Easy access to Western Sydney University, schools, and childcare
- Minutes to Parramatta Park, cafés, shops, and dining
- Strong rental demand driven by medical professionals and students

### Investment & Lifestyle Appeal

- Ideal for owner-occupiers seeking convenience and walkability
- Excellent rental potential in a high-demand precinct
- Low-maintenance living with long-term growth upside

This is an outstanding opportunity to secure a quality apartment in a location that continues to grow in demand and desirability.

Inspect with confidence — this one won't last.

2 BED | 2 BATH | 1 CAR

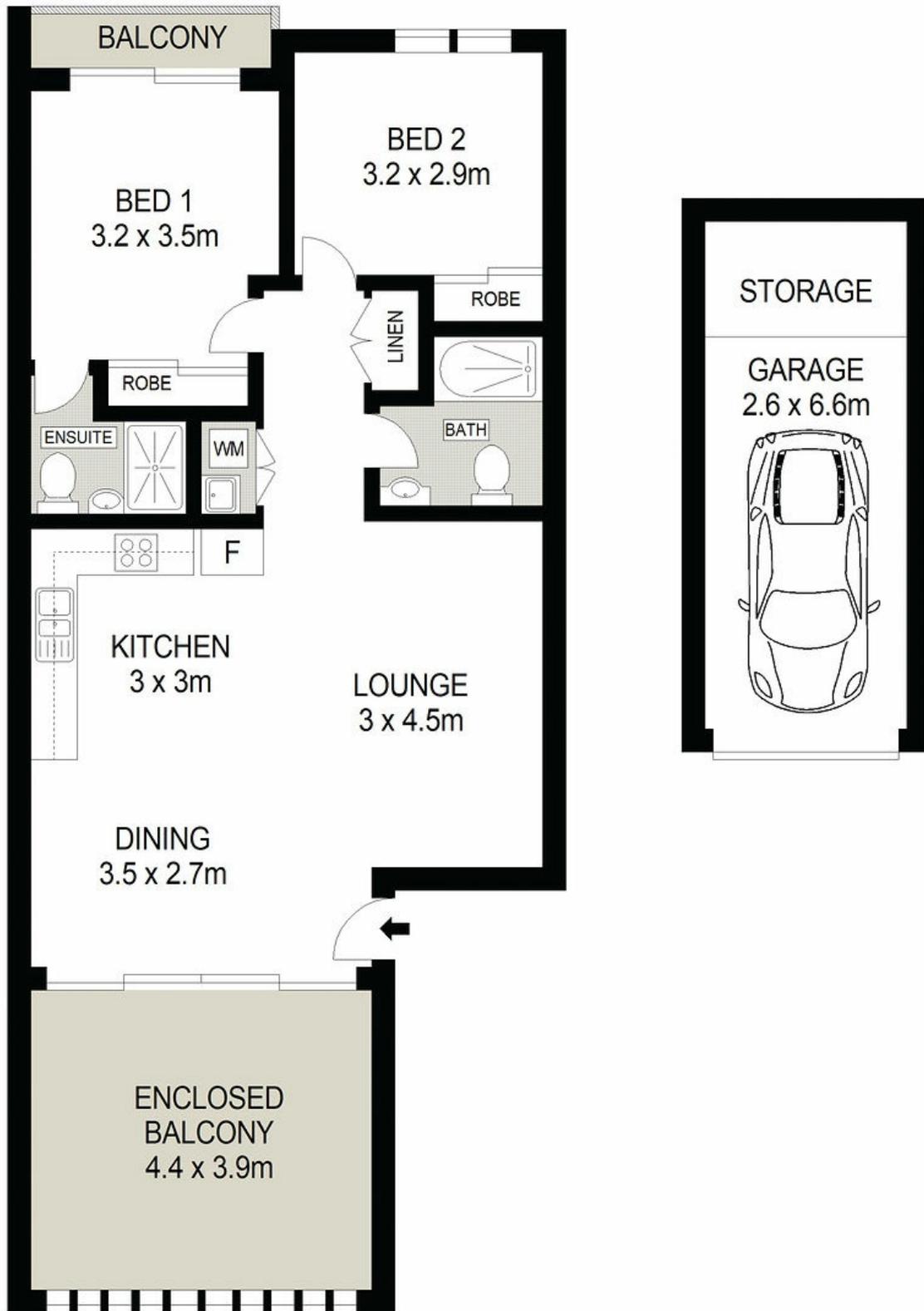
PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
Feb 28 at 2:30pm - 3:00pm



**Leroy Magee**  
**0402963898**

leroymagee@hillsestategroup.com.au  
hillsestategroup.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.

9/12-14 Lydbrook Street,  
Westmead

Leroy Magee  
0402963898

leroymagee@hillsestategroup.com.au  
hillsestategroup.com.au

DISCLAIMER: Floor plan and site plan are for illustration purposes only. Measurements, boundaries and north arrow orientation are for information only. Interested parties should verify details independently. Floor Plans by ShutterBooth Sydney.

