

## FOR SALE

### SPACIOUS DOUBLE BRICK APARTMENT IN SUPERB LIFESTYLE LOCATION !!! FIND YOURSELF IN A BETTER PLACE !!

Welcome to your dream home, presenting Ease, Comfort & Privacy. A light filled, double brick apartment, providing a comfortable and convenient lifestyle or a great investment in a prime location.

Boasting a great layout, bright sun-bathed open plan interiors, and an expansive combined living and dining room which flows effortlessly out onto a covered entertainers' terrace.

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

Sought-after location conveniently positioned only minutes away from Westmead Train Station, Westmead Hospital, Westmead Public School, Parramatta High School, Westmead Medical Precinct, 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, and with easy access to the expanded M4 WestConnex.

Rates per quarter, approx. : Strata - \$1,255 Council - \$335 Water - \$179

#### WHY THIS ONE IS SPECIAL:

- + Ground floor apartment in a 3-level secure complex of only 27 apartments.
- + Kitchen with stone benchtops, gas cooking, dishwasher and ample storage
- + 2 large balconies, ideal for outdoor entertainment with gas point for your BBQ awaits you!!
- + 2 spacious bedrooms, with built-in robes, and ensuite to master bedroom.
- + 2 bathrooms are complemented by floor-to-ceiling tiles with main bathroom offering a handy shower and bathtub combo
- + Separate internal Laundry
- + High ceilings, split aircon, security alarm
- + secure underground lock up garage and remote access
- + Investors Note: Potential Rental is \$680-\$720 per week.

2 BED | 2 BATH | 1 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A

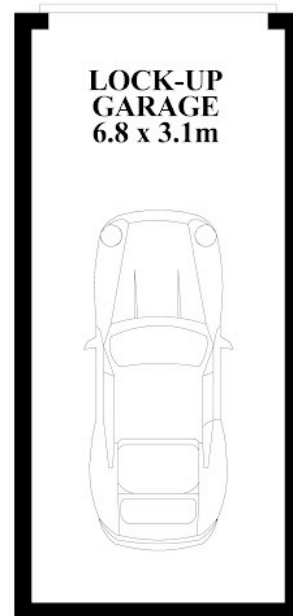
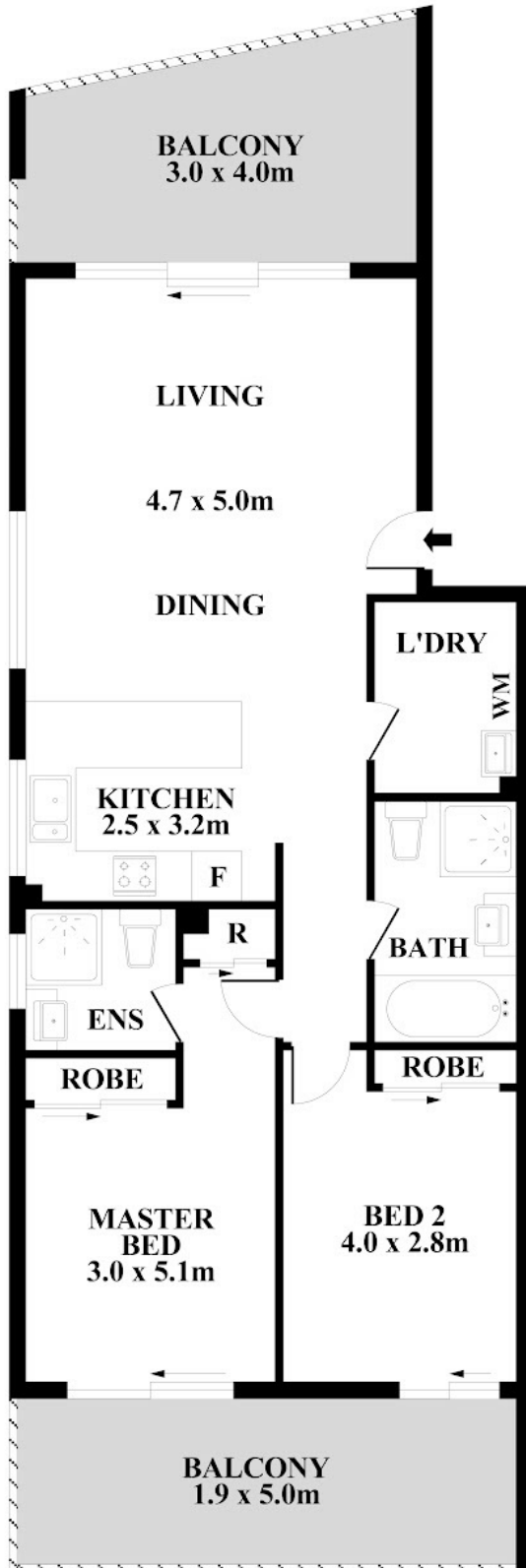


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CALL HARI 0404 558 654



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.

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