

FOR SALE

LOCATION, LIFESTYLE & UNLIMITED CONVENIENCE

Positioned in one of Westmead's most convenient pockets, this well presented residence offers the perfect blend of lifestyle, location and low-maintenance living.

Whether you're a first-home buyer looking to enter the market, an investor seeking strong rental demand, or a downsizer wanting convenience without compromise, this is an opportunity you won't want to miss.

Boasting full brick interiors and a practical floorplan, the home delivers effortless living just moments from Westmead's world-class health precinct, transport links, Parramatta CBD and an abundance of local amenities.

Enjoy the convenience of having everything at your doorstep while coming home to a peaceful and private setting.

Why You'll Love It:

- Small block of 8 units
 - 2 bedrooms both with built-ins
 - 2 balconies, 1 street facing & 1 of the lounge room with air-condition
 - Well-designed floorplan with excellent functionality
 - Separate lounge, dining and kitchen areas
 - FULL BRICK construction
 - Internal laundry
 - Single lock up garage
 - Ideal first home, investment or downsizing opportunity
 - Close to Westmead Hospital, Parramatta CBD and major transport links
 - Minutes to shopping, cafes, schools and parks
 - High-demand location with strong future growth prospects
- Move in, invest or simply enjoy the lifestyle – the choice is yours.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

2 BED | 1 BATH | 1 CAR

PRICE:

Price Guide \$550,000 - \$600,000

OPEN FOR INSPECTION:

Jul 4 at 12:00pm - 12:30pm

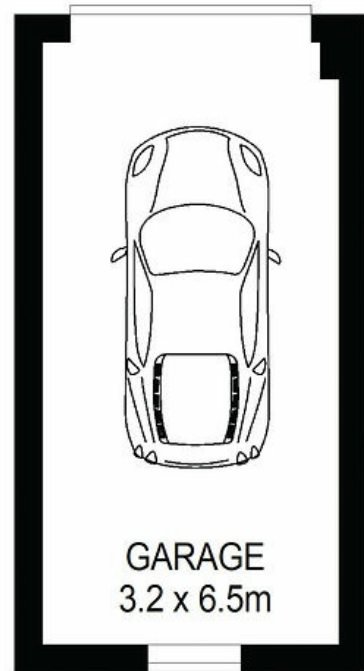
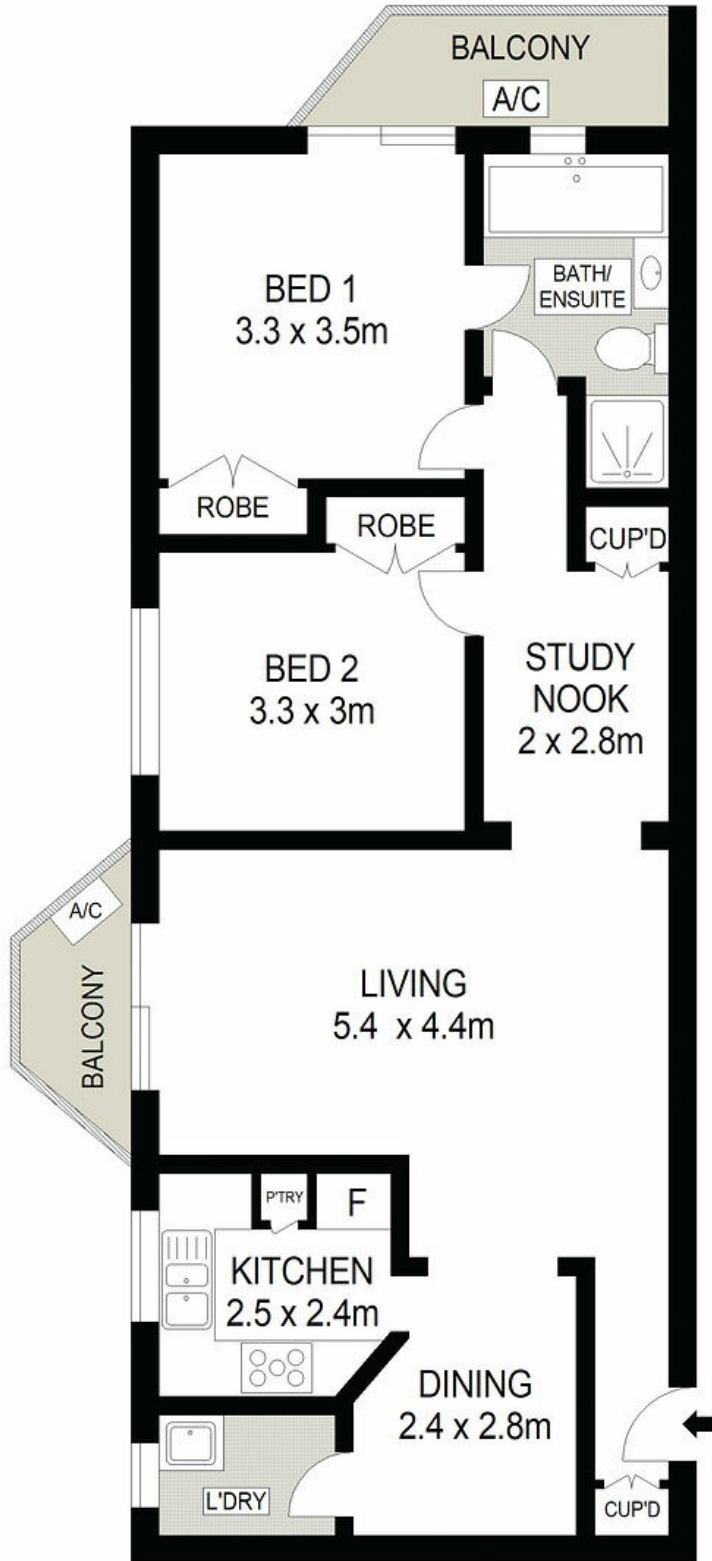


Leroy Magee

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LEVEL ONE



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.

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Westmead

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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.

