



FOR SALE

SPACIOUS 2-BEDROOM APARTMENT WITH RESORT-STYLE LIVING & LEAFY OUTLOOK

Positioned in a quiet, leafy enclave, this comfortable top-floor apartment offers an exceptional lifestyle opportunity for first-home buyers, downsizers, and savvy investors alike. Set within a highly sought-after resort-style complex, you'll enjoy peaceful, low-maintenance living while being moments from Macquarie University, the Macquarie Business Park, Epping Town Centre, Metro, and train transport.

Property Features:

- Mid-Floor Position: Elevated, double-brick, top-floor security apartment overlooking the lush complex grounds.
- Open-Plan Living: Bright lounge and dining area featuring timber floorboards and modern plantation shutters.
- Dual Balconies: Enjoy seamless indoor-outdoor flow with private balconies accessible from both the living area and main bedroom.
- Gas Kitchen: Appointed with granite benchtops and updated stainless-steel appliances.
- Bedrooms & Bathrooms: Main bedroom with ensuite, built-in robe, and private balcony access. Generous second bedroom with built-in robe; updated central bathroom with separate bath and shower.
- Secure Parking: Lock-up garage (16sqm) with convenient internal access.
- Resort-Style Facilities: Access to an in-ground swimming pool, BBQ area, and tennis court within the complex.
- Walkable Location: Stroll to university, local schools, shops, hospital, bus routes, and Metro connections.

Outgoings & Key Details:

- Total Area: 109sqm (Internal + Balconies: 92sqm | Garage: 16sqm)
- Council Rates: Approx. \$351.00 per quarter
- Water Rates: Approx. \$172.00 per quarter
- Strata Rates: Approx. \$1,799.00 per quarter
- Rental Estimate: Approx. \$760.00 – \$780.00 per week
- Year Built: 2000

2 BED | 2 BATH | 1 CAR

PRICE:

Just Listed

OPEN FOR INSPECTION:

Oct 14 at 12:00pm - 12:30pm

Oct 17 at 10:45am - 11:30am



Gavin McCutcheon

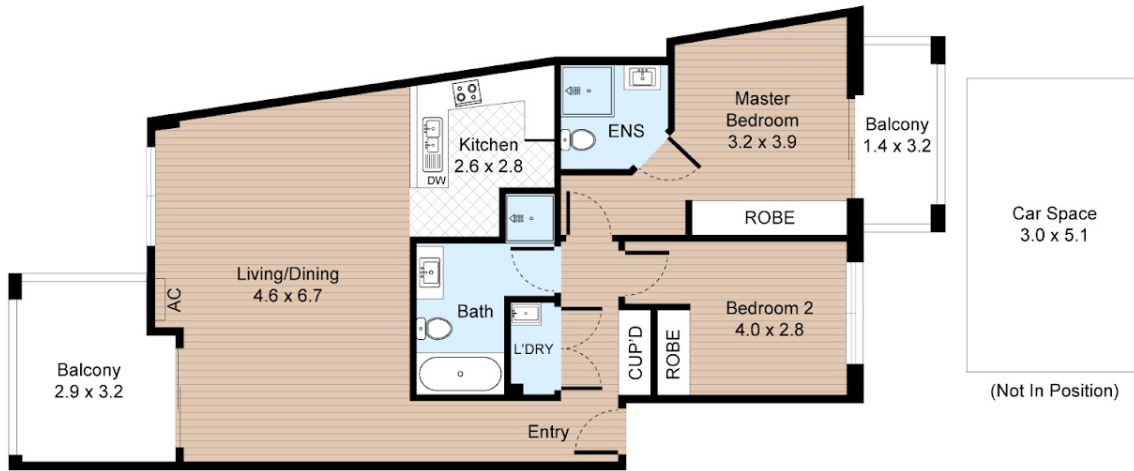
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Unit 16, 6-8 Nile Close, Marsfield

2 Bed 2 Bath 1 Car



FLOOR PLAN

CAR SPACE



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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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