

**1/2 Forbes Street, Warwick Farm, NSW 2170**

**Raine&Horne.**

**Sold Unit**

Wednesday, 21 February 2024

1/2 Forbes Street, Warwick Farm, NSW 2170

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Diego Martinez  
0422959773



Sam Ruisi  
0297251445

**\$285,000**

Nestled in the coveted heart of Warwick Farm, this remarkable brick apartment offers an exceptional opportunity for first-time buyers, downsizers, and savvy investors alike. Impeccably secured and maintained, it reveals expansive, sunlit interiors adorned with modern hues and stylish tiled flooring. Its unparalleled urban accessibility situates residents just moments from Westfield Shopping Centre and educational institutions, with Warwick Farm Station ensuring effortless access to Sydney's CBD. Ideal for singles, couples, or discerning investors seeking both comfort and convenience, seize the chance to make this inviting unit yours today!

- Positioned on the first floor for easy accessibility
- Features an open-plan living and dining area accompanied by a modern-style kitchen
- Enjoy a comfortable bedroom with ample proportions
- Includes a bathroom and an internal laundry for added convenience
- Provides a designated car space along with ample street parking
- Enhanced with split air conditioning, flooding the space with natural sunlight

Council Rates: \$330.71 Quarterly Water Rates: \$171.41 Quarterly Strata Fees: \$660.63 Quarterly Currently Rented: \$250 per week

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.