

**10/13-15 Civic Avenue, Pendle Hill, NSW 2145**



**Sold Apartment**

Wednesday, 23 August 2023

10/13-15 Civic Avenue, Pendle Hill, NSW 2145

**Bedrooms: 2**

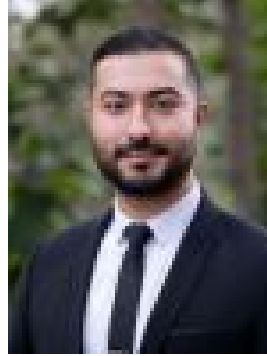
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Joshua Cassells  
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Omid Ahmadshahie  
0296234033

**\$596,000**

SOLD BY JOSHUA CASSELLS - 0410 504 918! Joshua Cassells and Omid Ahmadshahie from Ray White Diamantidis Group is pleased to present 10/13-15 Civic Avenue, Pendle Hill. Discover the epitome of convenient and peaceful living with this bright and spacious residence nestled in the heart of Pendle Hill. Set within a secure block, this modern 2-bedroom apartment enjoys a sun-drenched north-eastern orientation that bathes the living areas and bedrooms in natural light. The contemporary finishes throughout add a touch of elegance, while the sizable balcony becomes the perfect setting for hosting family and guests. Both bedrooms are generously proportioned, with the main featuring a spacious ensuite and air-conditioning for added comfort. The sleek modern kitchen boasts stainless steel appliances, making cooking a joy. The fully tiled bathrooms exude a modern charm, and the main bathroom offers plenty of space for relaxation. Practicality meets convenience with an internal laundry equipped with a clothes dryer and ample storage space. There is a secure car space ensures peace of mind for your vehicle plus the added bonus of a secure cage for all your belongings. Embrace the lifestyle of Pendle Hill with a short stroll to cafes, shops, eateries, schools, and excellent local transport connections. Civic Avenue Park, just moments away, offers additional amenities like BBQ areas, a kids playground, and tennis courts for your enjoyment. Falling within the Girraween school catchment area, this property is an absolute must see for those searching for the perfect oasis nestled in the heart of Pendle Hill. Whether you're a first-time homebuyer or an astute investor, this residence promises a delightful living experience in a prime location. Don't miss the opportunity to make it your perfect home!

- Sunlit and airy north-east facing orientation.
- Large bedrooms, main with spacious ensuite.
- Modern kitchen with stainless steel appliances.
- Fully tiled, modern bathrooms with ample space.
- Internal laundry with clothes dryer.
- Great open floorplan and secure car space.
- Conveniently located near cafes, shops, schools, and transport network.
- Falls within the Girraween school catchment area.
- Nearby amenities include BBQ area, kids playground, and tennis courts at Civic Avenue Park.

For further information, please contact Joshua Cassells 0410 504 918. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.