

**109/9 Hiltz Road, Strathfield, NSW 2135**



**Apartment For Sale**

Saturday, 25 November 2023

109/9 Hiltz Road, Strathfield, NSW 2135

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 129 m2**

**Type: Apartment**



Melinda Seeto



Neville Georgiades  
0488566777

## Auction

Embrace contemporary living in this modern and generously proportioned apartment located on a peaceful cul-de-sac. Only 1 of 2 with high ceilings and a design that maximises natural light, you'll be wowed by the spacious and airy atmosphere. The main living area boasts an impressive 32 sqm and flows to a huge balcony with two stories of floor-to-ceiling glass, allowing natural light to flood both levels. The upper level houses two bedrooms, with the main bedroom featuring a walk-in wardrobe and ensuite, while the second bedroom includes a built-in wardrobe. The well-equipped kitchen includes a gas cooktop, oven, ducted range hood, Smeg dishwasher, and a convenient walk-in pantry. Additional features include an internal laundry and storage room. This apartment not only provides a comfortable and stylish living space but also offers a lifestyle of convenience and modernity. Its prime location provides easy access to Strathfield or North Strathfield train stations, ensuring a quick 15-minute ride to the City. Moreover, the nearby M4 and City tunnel offer convenient local access. Schools, daycare facilities, parks, supermarkets, eateries, medical centres, and gyms are all within a short and pleasant walking distance. At a glance: \* Spacious living with high ceilings, floor-to-ceiling windows, and glass doors that flood the interiors with natural light and offer leafy views with electric blinds \* The main bedroom is generously sized and includes a walk-in wardrobe and ensuite. \* Kitchen with gas cooktop, oven, ducted range hood, Smeg dishwasher and walk-in pantry \* The bathroom features a separate shower and bathtub, enhancing functionality and relaxation. \* Convenience is key with an internal laundry and storage room. \* Relax on the expansive covered balcony. \* Benefit from air conditioning, intercom, and NBN (FTTB). \* Enjoy peace of mind with a secure underground car park that includes a convenient parking space and is electric vehicle (EV) charging ready. \* A 3 sqm storage cage with direct lift access adds to the practicality of the apartment. \* Revel in communal spaces with a shared entertainment area on the top floor. Location highlights: \* 10 min walk to Strathfield station \* 12 min walk to Strathfield Plaza \* 5 min drive to Strathfield Girls High, Meriden, Santa Sabina \* 7 min drive to Westfield Burwood, Trinity Grammar Preparatory School, St Patrick's College and Australian Catholic University \* Easy access to Parramatta Rd, M4/WestConnex