

11/11-15 Cahors Rd, Padstow, NSW 2211



Unit For Sale

Wednesday, 12 June 2024

11/11-15 Cahors Rd, Padstow, NSW 2211

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 156 m2

Type: Unit



Ari Pobert

\$690,000 - \$740,000

Attention owner-occupiers and investors! Here's your chance to live in the best apartment block in the area and the largest two-bedroom unit available. Discover this sun-filled, recently updated, and spacious apartment offering an impressive 156 square meters on title. Boasting an enormous outdoor front balcony, it's perfect for all your outdoor living needs and children's play areas. This top-floor apartment in a high-quality, well-maintained double brick complex features abundant natural light and ample outdoor space. Upon entering, you'll be amazed by the generous internal and external living spaces. Both bedrooms are approximately 18sqm+ in size, featuring built-in wardrobes, providing plenty of natural light and fresh air. The ±34sqm open plan living and dining area is perfect for family enjoyment. A dream space for any home chef, this unit also comes with separate spacious kitchen with granite benchtops and ample cupboard space, a large dining area, and a family room! With fresh paintwork and newly installed waterproof timber floors, this apartment creates a bright and cheerful environment your family will love. For young children, Playford Park is next door, and the location offers many shopping options. Paddy's Markets for fresh produce is nearby, and within a 10-minute drive, you can shop at Bankstown Centro, Bankstown City Plaza, or local grocery stores, including Woolworths, which is just a 7-minute walk away. Bankstown Hospital is within a 5-minute drive for all your healthcare needs. For commuting, the bus stop is right at your doorstep, Padstow station is just a 3-minute walk away, and it's easy to access Davies Road, Canterbury Rd, or the M5. You will love:

- Prime Top Floor Location: Enjoy district views and ample natural light.
- Double Brick Construction: Offers excellent insulation and soundproofing.
- Affordable Strata Fees: Low-cost maintenance for peace of mind.
- Large Open Plan Living and Dining: Generous space perfect for entertaining and relaxation.
- Spacious & Modern Eat-In Kitchen: Plenty of cupboard space and modern amenities.
- Two Very Large Bedrooms: Approximately 20sqm each, with built-in wardrobes.
- Well-Sized Fully Tiled Bathroom: Features a separate bath and shower.
- Low Maintenance Flooring: Tile flooring with waterproof timber in the bedrooms.
- Massive Internal Laundry: Extra space for convenience.
- Enormous Sunny and Quiet Balcony: Ideal for morning coffee or relaxing in the sun.
- Double Lock-Up Garage: Secure parking located in the basement.
- Security Building: Remote access to the car space.
- Low Strata Fees: Only \$689 per quarter.
- Convenient Location: Bus Stop at Your Doorstep: Easy access to public transport.
- 3-Minute Walk to Train Station: Quick commute to the city and surrounding areas.
- Short Stroll to Padstow CBD: Enjoy local shops, cafes, and amenities within walking distance.
- Proximity to Schools: Just 300m to Padstow North Public School.
- Nearby Aquatic Centre: Only 100m away.
- Adjacent to Playford Park: Perfect for young children.
- Proximity to Shopping: Close to Paddy's Markets, Bankstown Centro, Bankstown City Plaza, and Woolworths within a 7-minute walk.
- Healthcare: Medical Centre, Dental Clinic and Beauty Clinic are conveniently located on the ground floor of the same complex, and Bankstown Hospital is just a 5-minute drive away.

Ideal for first home buyers, investors, and those looking to downsize, this low-maintenance apartment combines comfort and convenience in a prime location. Don't miss out on this fantastic opportunity! Contact us today for further details and to schedule a viewing. Disclaimer: The information provided above has been furnished to us, but Local Property Agent makes no guarantees, promises, or assurances regarding its accuracy, completeness, or timeliness. All interested parties are responsible for conducting their own independent investigations to verify the accuracy of this information.