

**11/18-20 Park Avenue, Burwood, NSW 2134**

**Apartment For Sale**

Saturday, 13 April 2024



11/18-20 Park Avenue, Burwood, NSW 2134

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 140 m2**

**Type: Apartment**



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## Contact Agent

Step into a realm of comfort and convenience within this spacious 3-bedroom apartment, boasting an expansive 140 sqm on title. Nestled within a sought-after boutique block of just 21 units, this residence exudes exclusivity and tranquility. Positioned on the first floor at the heart of the complex, relish serene leafy views overlooking Burwood Park from the generously sized living/dining area, enhanced by an L-shaped balcony offering an ideal space for relaxation and entertainment. The living/dining area serves as the central hub of this home, providing ample space for everyday living and hosting guests. The large modernised kitchen is a culinary haven, featuring a Westinghouse electric cooktop, Bosch oven and range hood, and lots of cupboard space. Unwind in the main bedroom, complete with a built-in wardrobe and ensuite featuring a window for natural light. The second bedroom offers its own balcony, providing a perfect retreat. Refresh in the bathroom, featuring a combined shower and bath. Parking is effortless with an 18 sqm lockup garage with room for storage and high ceiling. Recently revitalized with new carpet and paintwork, this apartment radiates elegance. Revel in the unparalleled convenience of its location, directly opposite Burwood Park, offering an array of amenities such as playgrounds, tennis courts, and outdoor fitness stations. An EV charging station is conveniently located just across the road. With Westfield, MLC School, Burwood station, Burwood Plaza, Chinatown, and Burwood Primary School all within walking distance, this property offers unparalleled convenience and lifestyle opportunities. Property highlights: \* 140 SQM on title \* Tightly held boutique block of 21 units \* Positioned on the first floor in the centre of the block \* Spacious living/dining area framed by L-shaped balcony with leafy views through to Burwood Park \* Large modernised kitchen with Westinghouse electric cooktop, Bosch oven and range hood \* Main bedroom has built-in wardrobe and ensuite with window \* Second bedroom with balcony \* Bathroom with combined shower/bath \* Lockup garage/storage with high ceiling - 18 sqm \* Freshly updated with new carpet and paintwork \* Ultra-convenient location opposite Burwood Park with playground, tennis, outdoor fitness station, outdoor chess boards and more. \* EV charging station across the road \* 150m to Westfield \* 400m to MLC School \* 450m to Burwood station \* 500m to Burwood Plaza & Chinatown & Emerald Square