

# 11/2-6 Hillcrest Street, Homebush, NSW 2140



## Apartment For Sale

Sunday, 26 May 2024

11/2-6 Hillcrest Street, Homebush, NSW 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Yvonne Yiu  
0488388081

**\*\* Just Listed 0488388081 \*\***

Embracing the warmth of the sun with its north-east facing balcony within a secure modern complex, this boutique block 2 bedroom apartment offers a seamless contemporary lifestyle mere steps from the heart of Homebush. Convenient location with easy access to local amenities including shops, cafes, parks, schools, bus routes, and Homebush Station. Key Features: + Spacious open plan living area + Effortless indoor-outdoor flow to a balcony, perfect for sunlit entertaining + Modern kitchen featuring stone bench tops, gas cooking, and a dishwasher + 2 bedrooms boasting built-in robes, with the master bedroom enjoying an ensuite + Secure intercom entry, lift access, and a security car space and basement storage cage close to the lift. + Zoned for Homebush Public and Homebush Boys High schools + Proximity to North Strathfield's bustling shopping and dining precinct + Nearby Sydney Olympic Park offers expansive reserves and sports facilities + Convenient access to DFO Homebush, Sydney Markets, and Strathfield Plaza + Easy reach to the M4 motorway for swift travel to the city and beyond + An ideal opportunity for first homebuyers and savvy investors alike + Currently leased at \$670 per week (lease expiry 09 June 2024). For more information and to arrange an inspection, please contact Yvonne on 0488388081. Estimated Outgoings: Council: \$400pq approx. Water: \$178.42pq approx + usage Strata: \$1,228.50pq approx. (Admin \$1,099.86 / Cap Works \$128.64) Total Strata Area: 103 sqm + Apartment: 71 sqm (Balcony: 14 sqm) + Car space: 15 sqm + Basement Storage: 3 sqm ~~~~~ Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.