

**11/30 Hythe Street, Mount Druitt, NSW 2770**

**Unit For Sale**

Wednesday, 22 May 2024

11/30 Hythe Street, Mount Druitt, NSW 2770

**Bedrooms: 2**

**Bathrooms: 1**

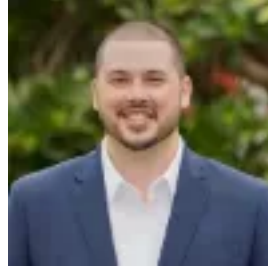
**Parkings: 1**

**Area: 105 m2**

**Type: Unit**



Basel Nahas  
0296755566



Kevin Hill  
0288875400

## Price Guide \$395,000

Designed to merge stylish low-maintenance living with absolute convenience, this third-floor apartment reveals a unified lounge/dining space enhanced with natural light, leafy views and quality inclusions. It offers a practical two-bedroom layout and ensures a fabulous first home or investment opportunity within an area of high-growth and demand. The property is placed within an established building and located just 1.1km from Mt Druitt Station, Westfield and an array of dining options.- Modern interiors unveil a free-flowing lounge/dining area with timber floorboards- Seamless in/outdoor flow to the serene outdoor space, relaxed all-weather balcony - Well-maintained kitchen features stainless steel gas appliances, cupboard storage- Two generous bedrooms offer highlight windows, one enjoys a mirrored built-in- Predominately tiled bathroom includes a soaking tub and shower, internal laundry- Air-conditioning for year-round comfort, neutral colour scheme, polished flooring- Readymade first home, family base or investment option within an area of demand- Single lock-up garage set within the secure basement, established garden complex- Walk to Bukari Reserve, Mt Druitt Anadolu Mosque, St Bishoy Coptic Orthodox College- Easy walk to local schools, parklands, Mount Druitt Hospital, Timezone and cinemas  
Strata Rates - \$736.45 per quarter  
Council Rates - \$413.00 per quarter  
Water Rates - \$171.45 per quarter