

**12/11 Ball Avenue, Eastwood, NSW 2122**

**Sold Unit**

Monday, 14 August 2023

12/11 Ball Avenue, Eastwood, NSW 2122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leon Chan

0298178770

## Contact agent

Perfectly positioned in a quiet tree lined street and located in an ultra-convenient and highly sought after locale, this full brick home provides easy contemporary living across an impressively versatile floor plan. Boasting free flowing light filled interiors, floating floorboards and easy care living, this quality home is a perfect start for owner occupiers, first home buyers and astute investors. This home offers the unique opportunity to enjoy now while also securing the growth potential of Eastwood. Only a short 350m walk to Eastwood train station and within close distance to parks, amenities and local schools, including Macquarie University, Eastwood Public School and Epping Boys this property is too rare to be missed. Property Features:- Sun filled living area- A spacious modern kitchen with loads of storage- Two double bedrooms with large mirrored BIR to main- Updated bathroom with great storage options- Car parking space- Currently tenanted at \$530/week until January 2024 Location:- 5min walk approx. to Eastwood Train Station- 8min walk approx. to Eastwood Aldi- 10min walk approx. to Eastwood Shopping Centre- 13min walk approx. to Eastwood Public school Outgoings: Strata (approx.) \$737.92/quarter Council (approx.) \$321/quarter Water (approx.) \$166.82/quarter Internal area including balcony (excluding carspace): 66.42sqm For more details or to arrange for a private inspection, please feel free to contact: est. Sydney Jeffrey Wan 0410 282 282 Roland Lu 0406 828 828 Leaders Estate Agents Gladesville Leon Chan 0404 881 309 Bryan Yu 0415 380 422