

12/4-6 Burbang Crescent, Rydalmere, NSW 2116



Unit For Sale

Tuesday, 21 November 2023

12/4-6 Burbang Crescent, Rydalmere, NSW 2116

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Nathan Leuzzi
0294818600



Julian Leuzzi
0294499066

Auction Saturday 9th December, 9:30am

Perfectly positioned in the heart of Rydalmere, this spacious two-bedroom apartment features quality and contemporary finishes and is freshly painted throughout. Facing east, high ceilings and airy interiors combine to accentuate natural light and a welcoming feel. Located on the top floor, this apartment offers privacy, open plan living and dining with glass doors opening to a good-sized balcony with a peaceful leafy view - perfect for those looking to buy their first home, invest or downsize. This exceptional apartment is conveniently located within the Rydalmere community and close to everything. While overlooking your local family park, in a peaceful boutique complex and positioned within a short distance to schools, shops, bus stops, sporting grounds and so much more.

Features:- Located on the top floor within a beautifully maintained complex- Open plan spacious lounge and dining with high ceilings and split system A/C- Stone kitchen features gas cooktop, dishwasher, stainless steel appliances plus ample storage- Large master suite with built-in robe and modern ensuite- Second bedroom features built-in robe- Large balcony area off the open plan living space provides extra entertaining space- Freshly painted throughout- Courtyard downstairs has a private community sitting and BBQ area- Single car space in secure within underground garage plus additional storage cage- Intercom system with unlocking feature for the main complex door- Other features include gas point for heating inside and gas point for BBQ outside, built-in laundry, continuous gas hot water system, downlights, built-in robe fit-outs and more

Location features:- Within catchment of Rydalmere Public School, Macarthur Girls & Cumberland High Schools- 200m to Rydalmere Public School- 300m to Rydalmere Park- 550m to City bus stop- 700m to Rydalmere Wharf- 1.6km to Ermington Shops- 2km to Western Sydney University (Parramatta)- 3.3km to Macarthur Girls High School- 4.1km to Cumberland High School- 4.9km to Parramatta Westfield Shopping Centre

Strata rates: \$553.50 per quarter (approx.)
Council rates: \$303.50 per quarter (approx.)
Water rates: \$158.45 per quarter (approx.)

For further information please contact Nathan Leuzzi on 0412 975 190 or Julian Leuzzi on 0403 871 828.

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