

**12/40-42a Park Avenue, Waitara, NSW 2077**

**Apartment For Sale**

Thursday, 25 January 2024

12/40-42a Park Avenue, Waitara, NSW 2077

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 80 m2**

**Type: Apartment**



Winnie Cheng  
0414363818



Temuqile (Tim) Boyan  
0298808288

## Contact Agent

Bright and spacious, this contemporary two-bedroom apartment is an ideal choice for a first home, investment, or busy individuals and couples looking for easy-care living. Ideally positioned opposite Mark Taylor Oval, this property features stylish interiors, flooded with natural light and a spacious entertainer's balcony. Complete with built-in robes in both bedrooms, an ensuite off the master bedroom, an internal laundry with a dryer, and secure basement parking. It's ready to move in, requiring no additional investment for immediate comfortable living. • Freshly new painted, modern finishes throughout • Open living and dining area flows to balcony • Bathroom with bathtub and separate shower • Large internal laundry with dryer • Three Split system air conditioning • Lift access to secure basement parking plus storage cage • Easy walk to Waitara Railway Station and Hornsby Westfield • Child-friendly location, opposite to Mark Taylor Oval and playground Outgoing (all approx.): • Strata Levy: \$1100.40 per quarter • Council Rate: \$350.70 per quarter • Water Rate: \$173.29 per quarter Inspect as advertise or by appointment call Winnie on 0414 363 818 or Tim on 0404 466 666

Disclaimer: The above information contained herewith, including but not limited to the general property description, price, and the address, is provided to Raine & Horne Lindfield by third parties, we have obtained this information from sources we believe to be reliable, However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes.