

# 13/38-40 Macklin St, Pendle Hill, NSW 2145



## Unit For Sale

Wednesday, 8 May 2024

13/38-40 Macklin St, Pendle Hill, NSW 2145

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Unit



Tanjot Singh  
0452223330



Shaktika Singh  
0405514712

## JUST LISTED!

Tanjot Singh from Harcourts Eternity is delighted to present this Impeccable, luxurious apartment, nestled at prime location on the TOP LEVEL of complex in the heart of Pendle Hill. Combining an ultra convenient location, versatile floor plan, this fantastic unit in a small complex within Girraween public school catchment is located only minutes walk to Pendle hill station and provides an easy lifestyle package that caters for the growing family. This immaculate, light-filled apartment in Pendle hill will definitely tick all the boxes. Generous interiors and welcoming ambiance offering ample natural filled light, with quality finishes - A must to inspect! Exclusive lift access for residents and its prime location makes this apartment an opportunity not to be missed! Property features include: \* Falls within the GIRRAWEEEN PUBLIC SCHOOL catchment area. \* Seamlessly combines modern comfort with peace & practicality. \* Versatile array of casual and formal style living. \* Open floor plan with massive lounge and dining space along with a split Air-con. \* Contemporary kitchen with stone bench tops, ample storage and stainless steel appliances including gas cooktop and a dishwasher. \* Oversized bedrooms both with built-in wardrobes. \* Master bedroom with En-suite along with a bathtub. \* Separate 2nd bathroom & Laundry with a dryer. \* Massive Balcony bringing abundant light throughout the unit. \* Exquisite top level balcony perfect for bbq/entertainment, completing this family home. \* Exclusive access to the rooftop entertainment area for the complex members. \* Single allocated secure car space and a storage cage. \* Rental Potential of \$630 to \$660 per week. \* Nearby amenities include a BBQ area, kids playground, and tennis courts at Civic Avenue Park. \* Nestled stone throw away from Girraween Public School, pendle hill station & shops, a short drive to Westmead hospital, Parramatta CBD & quality schools. Low quarterly out-goings: Council rates: \$346.00 per quarter approx. Strata rates: \$680.00 per quarter approx. Capital Works: \$470.65 per quarter approx. Units with attributes like these are scarce. Affordably priced and perfectly located in a prestige street of Pendle hill, this property is sure to be highly sought after by investors, first home buyers and down sizers looking for an easy to maintain, luxurious home. Don't miss this opportunity, contact Tanjot on 0452 223 330 or Shaktika on 0405 514 712 to avoid any disappointments. "All information contained herein is gathered from sources we deem to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries".