

**13/6 Cowan Road, Mount Colah, NSW 2079**

STONE

**Apartment For Sale**

Friday, 10 May 2024

13/6 Cowan Road, Mount Colah, NSW 2079

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Dean Finch  
0425214866



Di Finch  
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## Contact Agent

Nestled away from the highway secluded easterly setting soaking up the morning sun, Mount Colah Gardens is perfect for first-time homebuyers, those seeking to downsize, or investors. It offers immediate occupancy with no renovations required. Boasting two generously proportioned bedrooms and an expansive living area seamlessly connecting to a private covered balcony, and rare side by side two car parking. Situated in a prime location, close to shops, train, school and childcare, ensuring residents can enjoy the very best of Mt Colah's amenities and comforts. Features : • Two spacious bedrooms with built-in wardrobes • Master with ensuite bathroom with walk through robe • Open plan living and dining area flowing to generous light-filled balcony • Stylish gas kitchen with CaesarStone benches and stainless steel appliances • Study nook, Internal laundry and extra storage • Ducted reverse cycle air conditioning to all rooms • Floated timber floor throughout • Double side by side 2 car space plus storage cage • Ample visitor parking, electric car power station Location : \* Walking distance to a selection of 3 child care facilities\* 6 min; 450 m walk to Mt Colah Train Station\* 12 min; 800 m walk to Mt Colah Public School\* 5 min; 400 m walk to local shops\* 3 min; 1.2 km by car entrance access M1; Wahroonga, CBD; Pennant Hills \* 11 min drive to Bobbin Head, Apple Tree Bay, parks and waterway\* 3 min drive to Asquith Golf Club\* 8 min drive to Hornsby CBD & Westfield Shopping Centre Outgoings : Council Rates - \$344.40 per quarter Strata Levy's - \$980.00 per quarter