

# 155/1 Gerbera Place, Kellyville, NSW 2155

## Apartment For Sale

Tuesday, 5 December 2023

155/1 Gerbera Place, Kellyville, NSW 2155

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 91 m2**

**Type: Apartment**



Xianyan (Stella) Wu

## Guide \$610k / Bella Vista Metro

Please SMS or email your enquiry and to arrange a mid-week inspection by appointment. Emmanuel: 0405 322 222

Situated on the border of Bella Vista, this near new luxury apartment (still under builders warranty) has a northerly aspect, providing excellent sunlight from morning till night. With a quality tenant taking excellent care of the property, you can buy now and move in in May 2024, or keep as an investment - being so close to Bella Vista Station and Bella Vista Public School, it is always quick to find a tenant. The Balmoral T-Way bus station also provides a direct city direct bus, as well as to Westmead Hospital, Parramatta and more. Strata \$780 Per Quarter . current lease for \$580 per week til 4/5/2024.

Property Features:- 104 sqm internal and external spaces including car space.- Kitchen features with engineered stone island bench top, double sinks, dishwasher, and gas equipped European appliances.- Full size laundry room with sink and dryer.- Secure basement parking with large caged storage.- Large rooftop common area available for BBQ's, birthday parties, etc.-400m walk to Balmoral Road Sports Complex-750m walk to the nearest bus stop (providing express bus to CBD QVB via M2 highway and to Parramatta station via Westmead Hospital.- 3 mins drive to Norwest Business Park.- 5 mins drive to Norwest Private Hospital.- 8 mins drive to Rouse Hill Town Centre.- 10 mins drive to Castle Towers in Castle Hill.- Quick access to both M2 and M7 highways.- 15 mins to Macquarie University or Macquarie Park.- 24 mins Metro to Chatswood.

For more information, please SMS Emmanuel: 0405 322 222 at any time to arrange an inspection