

**16/35 Meadow Crescent, Meadowbank, NSW 2114** DibChidiac®

**Apartment For Sale**

Wednesday, 10 April 2024

16/35 Meadow Crescent, Meadowbank, NSW 2114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Paul Caradonna  
0291366472

## Buyers guide \$500,000

Opening to embrace the light of a desirable northern aspect and enjoying a quiet elevated position in a boutique block, this classic apartment presents an ideal opportunity for the investor or first-time owner seeking an affordable entry into a vibrant riverside community. Neatly appointed and well-maintained with original features, there is ample scope to further update and meet the needs of an ultra-contemporary lifestyle if so desired. Conveniently positioned close to transport, parks and shopping, this is an offering that is not to be missed in one of Sydney's premier waterside enclaves. Combined open plan living and dining flows to a sundrenched balcony. Inviting double bedrooms are both filled with all day northern sunshine. Neat kitchen includes electric appliances, bathroom comes with a bathtub. Secure single garage includes ample space for storage or gym equipment. Ideal for the individual or couple as a first step on the property ladder. Offering the future potential of a strong rental yield when refurbished. Simply 240m to Memorial Park and choice of pleasant riverside walks. Well-placed merely 300m to Meadowbank station and 900m to the ferry. Approx. outgoings per qtr: Strata: \$714; Council: \$334 & Water: \$171