

174/2 McAuley Place, Waitara, NSW 2077



Apartment For Sale

Thursday, 29 February 2024

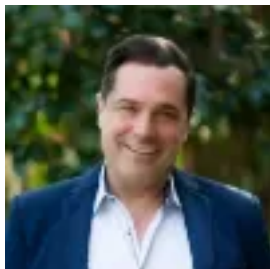
174/2 McAuley Place, Waitara, NSW 2077

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Matt Bolin
0294897474

For Sale - Contact Agent

PLEASE MEET AT THE WATER FOUNTAIN TO BE GUIDED DOWN TO THE APARTMENT BY THE AGENTS Surrounded by greenery this private ground floor two bedroom apartment is set in the popular over 55s The Grange. Light-drenched with a free-flowing floorplan it delivers two generous bedrooms with large built-in robes. This quality home offers immediate appeal to just move in and enjoy the peaceful setting. Features: * Full brick solid apartment * Private and peaceful with private courtyard * Main bedroom with leafy vistas * Beautiful fully tiled bathroom with spa bath * Kitchen with storage, dishwasher & microwave * Air conditioning, full size laundry * Established beautifully maintained gardens

* The entire complex is strata title and owned by the residents * Complex has 24 hour on site personal care support * Resort style facilities including large outdoor heated swimming pool & spa * Immense lock up garage with workshop and storage, ample visitor parking Location: * Moments to Waitara Station & Hornsby Station * Under 5 minute drive to Hornsby Westfield, cafes & restaurants * 6-minute drive to Hornsby Hospital * Waitara Public School Catchment Additionally the Grange House provides the community centre for the owners social activities and the administration offices for the caring and efficient staff to look after the day to day running of the complex. The main house also includes a grand fireplace to complement the restaurant, cafe lounge and bar. If that's not enough there is also a full size billiards table, reading room, library and a 24/7 response by RN's/PCAs for vital call emergencies. There are also modern hotel rooms for your guests and a function room for your private parties. On site doctors/ health care professional room, and hair dressers, regular events and tours and weekly shopping trips. Please note: There is no deferred management fee for this complex, but a loan fee of 12.5%, which is included in the advertised and price agreed, which the loan fee is given to the owners corporation trust and amortised (reduces) over 15 years. This contributes to the cost of running the village, thus keeping the strata levies down. When you sell the unit the remaining balance, If sold (within 15 years) is paid back to you at a pro-rata rate at that time. Full details are disclosed in the 'Contract for the sale and purchase of land 2019 edition'. Owners Corporation Levies \$2,730 per quarter (approx) For Sale Contact Matt Bolin 0417 269 023 All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy however we cannot guarantee it.