

19/13-15 Civic Avenue, Pendle Hill, NSW 2145



Unit For Sale

Friday, 27 October 2023

19/13-15 Civic Avenue, Pendle Hill, NSW 2145

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Tanjot Singh
0452223330



Shaktika Singh
0405514712

JUST LISTED!

Tanjot Singh from Harcourts Eternity Toongabbie is delighted to present this Impeccable, luxurious apartment, nestled at prime location in the heart of Pendle Hill. Combining an ultra convenient location, versatile floor plan, this fantastic unit 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 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 all with built-in wardrobes.* Master bedroom with En-suite.* Separate bathroom & Laundry with storage as well as a dryer.* Massive Balcony bringing abundant light throughout the unit.* Exquisite balcony with a feel of courtyard 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.* Currently tenanted at \$600 per week.* Nearby amenities include a BBQ area, kids playground, and tennis courts at Civic Avenue Park.* Nestled Approx 500 metres from Girraween Public School, 170m from station & shops, a short drive to Westmead hospital and Parramatta CBD and quality schools.* Close to Civic Park Medical Centre and Pendle Hill Family Practice and shops.

Low quarterly out-goings: Council rates: \$345.00 per quarter approx. Strata rates: \$750.00 per quarter approx. Units with attributes like these are scarce. Affordably priced and perfectly located in a prestige street of Toongabbie, 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".