

**218/7 Washington Avenue, Riverwood, NSW 2210**



**Sold Apartment**

Monday, 18 March 2024

218/7 Washington Avenue, Riverwood, NSW 2210

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 114 m2**

**Type: Apartment**



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**\$610,000**

Offering the perfect blend of modern design and urban living, this two bedroom apartment provides ample space for comfortable living. Greeted by a well designed floorplan that maximizes natural light and creating a seamless flow between the living areas, this modern abode is perfect for relaxing or entertaining with family and friends. Located in the sought after Washington Park, this property is surrounded by landscaped parks, lakes, wildlife and nature. With easy access to shops, restaurants, and public transport, everything you need is right at your doorstep. What's important for you? Two double bedrooms complete with built-in robes. Well designed floorplan featuring high ceilings & quality fittings. Open plan lounge & dining spaces brimming with natural light. Modern stainless cooking appliances & Caesarstone benchtops. Built-in breakfast island offers additional storage & functionality. Contemporary bathrooms with Ensuite via main bedroom. West facing aspect with North facing bedrooms. European laundry, air-conditioned living areas. Security apartment complex with intercom system. Lift access to large single parking plus ample storage cage. Landscaped common areas & shared gardens. Sought after Washington Park location with vibrant surrounds. Close proximity to shops, transport & motorways. 850m from Riverwood train station & 1.2km from shopping mall. Total area on title: 114sqm (apartment 84sqm | parking + cage 30sqm). Outgoing rates/levies: STRATA \$900p/q approx. | COUNCIL \$400p/q approx. | WATER \$180p/q approx. Investment opportunities: Potential rental income of \$630-660p/w. DISCLAIMER: The information contained herein has been provided by our Principal and third parties, which we merely pass on without any representation or warranty given, intended or implied by us as to its correctness and with no liability accepted by us in this regard. You must rely upon your own inquiries as to its accuracy or otherwise.