

**22/13-15 Civic Avenue, Pendle Hill, NSW 2145**



**Unit For Sale**

Tuesday, 19 March 2024

22/13-15 Civic Avenue, Pendle Hill, NSW 2145

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Mudra Gautami  
0415169656



Janak Patel  
0411316453

## For Sale

Mudra Gautami and Janak Patel from Akshar Realty proudly present an exceptional opportunity to own a meticulously designed apartment perfectly situated within a highly sought-after location. Crafted with precision by renowned architects, this residence exudes an unparalleled charm. Strategically positioned within Girraween School Catchment, this property boasts unrivaled convenience with shops just a short 50m walk away, Pendle Hill Station a mere 150m stroll, and a picturesque park right across the street. Key Features:- Two generously proportioned bedrooms, all featuring built-in wardrobes, with an ensuite accompanying the master bedroom.- Modern kitchen with stainless steel appliances- Comfortable living facilitated by split system air-conditioning in the living area.- Well-appointed gas kitchen complete with a chef oven, stone benchtop, dishwasher, and ample storage space.- Abundant natural light floods the living and dining areas, leading seamlessly to an expansive balcony, perfect for outdoor relaxation.- Tiled flooring in the living and dining areas, offering practicality, while plush carpeting enhances the comfort of the bedrooms.- Additional convenience provided by a separate laundry area and extra storage.- Enhanced security features include a comprehensive intercom system and secure building access.- Secure your vehicle with ease with the inclusion of a double car space and storage cage.- Falls within the Girraween school catchment area This property presents an unparalleled opportunity for those seeking a residence that not only offers a superior living experience but also places you at the heart of Pendle Hill. Whether you're an avid entertainer or simply appreciate the convenience of urban living, this apartment caters to your every need. We welcome your enquiry, please feel free to contact Mudra Gautami at 0415 169 656. DISCLAIMER: We have gathered the information from sources we have deemed reliable however we do not take any responsibility for the information and ask that you please carry out your own searches.