

**22/39-45 Powell Street, Homebush, NSW 2140**

**THE AGENCY**

**Unit For Sale**

Thursday, 13 June 2024

22/39-45 Powell Street, Homebush, NSW 2140

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type: Unit**



Andrew Kazzi  
0434916534

## For Sale \$500,000 - \$530,000

Indulge in contemporary living just steps away from shops and the train station with this spacious one-bedroom apartment, ideally positioned at the rear of a boutique security complex with a leafy outlook. Designed for easy living and relaxed entertaining with a clever floorplan, the welcoming interiors include a spacious sun-soaked open-plan living and dining area flowing to large balcony, perfect for entertaining. Located within close proximity to popular shopping villages, cafes, restaurants and transport options, it represents great value and would make the perfect first home or investment with high rental return.- Elevated first floor position offering a prime North aspect- Open plan living/dining area featuring stylish tiled flooring- Expansive balcony boasting a serene leafy aspect- Sleek kitchen with stone benches, gas cooking and dishwasher- Bright and spacious bedroom with built-in wardrobe and opening to balcony- Modern bathroom with combined bathtub and shower- Internal laundry facilities and air conditioning for added comfort- Large lock up storage room and secure basement parking space- Positioned a short walk from North Strathfield or Homebush Train Station/s- Moments from shopping and dining districts of Homebush, Flemington and North Strathfield- Easy access to major roads connecting to the city and Parramatta- Perfect for first-time buyers or investors alike- Currently leased at \$560 per week  
Internal: 72 sqm Inc Balcony (approx.)  
Parking: 17 sqm (approx.)  
Storage: 11 sqm (approx.)  
Total: 100 sqm (approx.)  
Water: \$179 p.q (approx.)  
Council: \$400 p.q (approx.)  
Strata: \$1,031 p.q (approx.)