

26/62-64 Marlborough Road, Homebush West, NSW



2140

## House For Sale

Wednesday, 17 January 2024

26/62-64 Marlborough Road, Homebush West, NSW 2140

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 1496 m2

Type: House



Babu Pokhrel



Min Bhusal  
0415588981

## Buyer Guide \$590000 - \$630000

Experience urban living at its finest just moments away from Homebush West schools, shopping centers, and Flemington's Train Station with this impeccable 2-bedroom apartment. Expertly managed by Land & Lease Realty - Glenfield Office, this property offers the perfect fusion of convenience and contemporary living in the heart of the Inner West.

**Key Features:**

- Spacious 2 Bedroom Apartment:** Generous living spaces designed for comfort and versatility.
- Polished Timber Floorboards:** Elegant and low-maintenance, living and dining areas feature polished timber floorboards, creating a warm and inviting atmosphere.
- Freshly Painted with Newly Upgraded Blinds:** Aesthetic appeal enhanced with fresh paint and upgraded blinds.
- Open Plan Kitchen:** Well-equipped kitchen with ample bench and cabinetry space, gas cooking, and a modern rangehood, catering to your culinary needs.
- Built-in Robes:** Both bedrooms feature built-in robes, providing practical storage solutions.
- Private Balcony with District Views:** Step onto your private balcony from the bedroom to enjoy scenic district views, offering a perfect retreat for relaxation.
- Spacious Balcony with Direct Access from Living Room:** Additional outdoor space with direct access from the living room.
- One Carspace:** Convenience is key with an allocated carspace ensuring secure parking for residents.
- Close to Amenities & Services:** Positioned just minutes away from schools, shopping centers, and Flemington's Train Station, providing easy access to essential amenities and services.

**Investment Potential:** Rental Potential: Approx \$650 Per Week  
**Strata Fees:** \$551.25 Per Quarter  
**Council:** \$400 Per Quarter  
**Water:** Approx \$160 Per Quarter

Whether you're a professional seeking a sophisticated nest, a weekend adventurer exploring the Inner West, or an investor eyeing high-growth potential, this quality property caters to diverse lifestyles. Don't miss the opportunity to make this apartment your ticket to an enriched Inner West lifestyle. Contact Land & Lease Realty - Glenfield Office at 0415588981 for more information and to explore the possibilities this property has to offer! Visit us at Shop 5/70 A Railway Parade, Glenfield NSW 2167.

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