

**26/9-13 Goulburn Street, Warwick Farm, NSW 2170** **RayWhite**

## Unit For Sale

Saturday, 6 April 2024

26/9-13 Goulburn Street, Warwick Farm, NSW 2170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Cameron Peck

0449710193

**\$540,000 - \$570,000**

Welcome to the epitome of modern urban living! This two bedroom, two bathroom unit offers a contemporary and convenient lifestyle in the heart of Liverpool. Boasting a sleek and open design, this unit features two spacious bedrooms. The living area is thoughtfully designed for both relaxation and entertaining, with an abundance of natural light streaming through large windows. The well-appointed kitchen with modern appliances is a culinary enthusiast's dream. Step out onto the private balcony to enjoy a morning coffee or evening sunset. Located in a highly sought-after area, this unit provides easy access to local amenities, public transport, and entertainment options. Located moments from Liverpool CBD, surrounded by many local amenities that make our everyday life a little more convenient. Close proximity to numerous, well known Primary & High Schools, Liverpool Hospital, Both Liverpool & Warwick Farm Train Stations, Buses, Westfields Shopping Mall, local cafes, parks and many more. Features of the property include: \* Two generously sized bedrooms with built in wardrobes to both \* Ensuite to master bedroom \* Modern kitchen offering gas cooking, breakfast bar plus plenty of bench and cupboard space \* Open plan living and dining room \* Main bathroom with floor to ceiling tiles and bathtub \* Split system air conditioning \* Downlights throughout \* Spacious balcony \* Near new building with sophisticated and contemporary finishes and appliances throughout \* Internal laundry \* Secure building with intercom \* Secure underground parking with visitor spots available. Location: \* Approx 650m to Warwick Farm Station \* Approx 650m to All Saints Catholic College \* Approx 750m to Liverpool Hospital \* Approx 750m to Liverpool Westfields \* Approx 1.0km to Western Sydney University \* Approx 3.3km to M5 Moorebank entrance