

# 3/17 The Parade, Telopea, NSW 2117



## Townhouse For Sale

Friday, 1 March 2024

3/17 The Parade, Telopea, NSW 2117

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



James Kim

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## **Auction | Guide \$1,000,000**

Nestled in a prime location with a north facing aspect, this low maintenance residence offers unparalleled convenience, just a short 5-minute stroll from Telopea Light Rail Station. Seamlessly blending accessibility with lifestyle, the home provides easy reach to buses, childcare facilities, reputable schools, a vibrant local shopping center, and serene parks.- High clearance 2.7m ceilings upstairs and downstairs- Contemporary open plan living & dining flooded with natural light- Expansive living area with dedicated dining space- Three generously sized bedrooms, all with built-in robes- Two modern bathrooms and a spacious laundry room enhance practicality.- Internal access to a side-by-side double lock-up garage with ample storage.- Massive north east-facing courtyard features a large paved area with decking tiles for outdoor enjoyment- Proximity to essential amenities, including childcare centers, primary schools, and St. Patrick's Marist College.- Short drive to Parramatta CBD, Eastwood, and Carlingford for diverse lifestyle options, less than 30min drive to Sydney CBD via WestConnex- Conveniently located 500 meters from the train station, shops, and restaurants- Multiple bus stops at your doorsteps that provide access to Eastwood, Macquarie University, Macquarie Shopping Center, Chatswood, and Parramatta- Low maintenance boutique strata complex of 4Outgoings:Water - \$171.10 per quarter approxCouncil - \$316 per quarter approxStrata - \$864.00 per quarter approx