

# 323/1 Railway Parade, Burwood, NSW 2134



## Apartment For Sale

Thursday, 14 March 2024

323/1 Railway Parade, Burwood, NSW 2134

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Auction

Set against the bustling backdrop of Burwood, this contemporary apartment offers the perfect blend of convenience and accessibility for busy professionals and quality education and recreation facilities that facilitate a premium environment for quality family living. Located less than 200 metres from Burwood Station, the prime location ensures that homeowners have easy and regular access to a multitude of trains and buses traveling across Sydney, including regular services to Hurstville, Campsie, Ashfield, Chatswood, Liverpool, Strathfield, Ryde, Rhodes and the City, the latter of which maintains consistent services throughout the night. Furthermore, young families can enjoy the easy accessibility of five early childhood, primary and secondary facilities each (total of fifteen), all based within a kilometre. Furthermore, homeowners can enjoy the amazing educational and recreational facilities on offer in Burwood. In addition to the aforementioned accessibility of educational facilities, Burwood is blessed with elite independent schools in Meriden School (Ranked 12th in the 2023 HSC rankings), Santa Sabina College (36th) and MLC College (60th). Such educational specialisation is contrasted with the plethora of local amenities nearby to ensure school (or work) life balance, including nearby parks, libraries, tennis court, gyms, shopping centres, cinemas and restaurants, as well as Westfield Burwood and Burwood Chinatown residing nearby. Cumulatively, this premium apartment presents an ideal opportunity for busy professionals, growing families and savvy investors. Property Features: - Split level apartment based on the third floor from the top - Free flowing living and dining area - Stunning views thanks to floor-to-ceiling windows - Timber flooring throughout - Stone benchtops and stainless steel appliances frame a classy kitchen - Ensuite and walk in wardrobe in master bedroom - Built-in wardrobes in remaining bedrooms - Sun-drenched, multipurpose sunroom/study- Internal laundry/ Ducted Air Conditioning - Security car space- Massive 25 sqm storage cage - Located less than 200m from Burwood Station - Short stroll to multiple elite schools Latest Outgoings (Approx): Strata: \$1319 p.q Water: \$180 p.q Council: \$507 p.q Disclaimer: Frankada Property Group has no reason to doubt the accuracy of the property information provided. We request that at all times you inspect the property and make & rely upon your inquiries.