

335/9 Alma Road, Macquarie Park, NSW 2113



Apartment For Sale

Friday, 10 November 2023

335/9 Alma Road, Macquarie Park, NSW 2113

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Dion Verzeletti
0294818600



Mitchell Hann
0294818600

Auction Sat 2 Dec, 9.45am

Relishing a coveted north facing position, this contemporary third floor apartment promises a lifestyle of convenience and ease. Stunning strata-approved upgrades elevate spacious living with lavish 600mm tiles and a clever pantry with an integrated appliance station connecting effortlessly to a quality Caesarstone kitchen with a waterfall edge. Lofty shadow line ceilings run throughout with zoned ducted air conditioning, downlights, and recessed block-out blinds. Open plan living seamlessly connects via double-glazed floor-to-ceiling glass sliders to a private covered entertaining balcony. Substantial and tranquil bedrooms are fitted with ceiling fans, the master boasts a large ensuite whilst a second double-sized bedroom delivers a handy study nook. Set within the innovative Macquarie Residences by award-winning developers Meriton Privileged residents can enjoy an array of resort-style amenities, including an onsite building manager, secure lift access, indoor heated pool, spa, sauna, full gymnasium, and landscaped grounds.

Accommodation Features:* Disability designed unit meaning larger and more spacious* Light-filled open plan living * Zoned and ducted air conditioning. * High, shadow-line ceilings * Quality 600mm porcelain tiles throughout * 40mm Caesarstone kitchen with gas stove * Westinghouse oven and microwave * Pantry with built-in appliance station * Oversized bedrooms with built-in robes * Master bedroom with ensuite * Second bedroom with study nook * Stylish bathrooms, floor-to-ceiling tiles * Wall-mounted toilet and concealed cistern* European laundry, storage cabinets

External Features:* Within Macquarie Residences by award-winning developers Meriton* Intercom entry, secure lift access* North facing covered entertaining balcony* Secure oversized car park and bike space* Enclosed storage cage* On-site building manager, night-time security* Indoor heated pool, gymnasium* Spa and sauna, landscaped grounds

Location Benefits:* In the heart of Macquarie Business Park * 189m to Macquarie Shopping Centre with supermarkets, department stores, restaurants, cafes, a cinema complex and indoor ice-skating rink * 450m to Macquarie Centre bus stand with services to the City, Epping, North Sydney, Lane Cove, Wynard, East Ryde, Domain, Ryde, Auburn, Parramatta * 600m to Macquarie University Hospital * 700m to WiSE Specialist Emergency Clinic * 750m to Macquarie University Station * 800m to Macquarie University * 850m to Elouera Reserve * 1km to Tasman Park * 1.1km to Macquarie Lake * 1.4km to the Hills Motorway - Blacktown and City entrance* 2.2km to Kent Road Public School (zoned) * 3.6km to Macquarie Hospital * 3.8km to North Ryde Golf Club * 4.2km to Epping Boys High School (zoned)* 5.7km to Ryde Secondary College (zoned)* 13km from the CBD

Contact: Dion Verzeletti 0413 753 695 Mitchell Hann 0424 484 119 All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy however we cannot guarantee it