

**35/221a Waterworth Drive, Mount Annan, NSW  
2567**

**Professionals**

**Apartment For Sale**

Wednesday, 6 March 2024

35/221a Waterworth Drive, Mount Annan, NSW 2567

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Marnie Harris (JP)  
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Steve Diggins  
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## Contact Agent

- A well presented 2 bedroom apartment that is light bright and sunny. Set on the first level, this apartment is 118m2 in total. Offering a combined family/meals room flowing onto a sizable covered outdoor entertaining area. Generous sized kitchen with stone benchtops, poly cabinetry, a dishwasher and both bedrooms feature "fitted" built-in robes. Located only moments to local shopping centre, bus transport, restaurants and Mt Annan Leisure Centre. Features include split system air, security alarm system, 2 x dedicated secure parking spaces, ceiling fans, electric roller shutters and fitted built-in robes. Note For Open Homes: Please register your attendance by SMS'ing your full name and the property address to 0414 044 010 to ensure an agent is in attendance.\* Combined family/meals\* Fitted built-in robes to both bedrooms\* Reserve land views from bedrooms\* Internal laundry\* Split system air conditioning\* 118m2 in total floor space\* Electric roller shutters\* Ceiling fans\* Dishwasher\* Set on 1st level\* Security alarm system\* Security access to building\* 2 x dedicated secure parking spaces\* Close to shops, restaurants, bus transport and parks\* Strata rates approximately \$2,000 per annum\* Council rates approximately \$1500 per annum\* Current rental return \$500 per week You can stay in contact with Professionals - Narellan & District regarding this property by downloading the "Professionals Narellan & District" app through the "App" store or "Google Play" and facebook: <https://www.facebook.com/professionalsnarellan/Disclaimer>"We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".