

**4/11 Ball Avenue, Eastwood, NSW 2122**



**Unit For Sale**

Thursday, 13 June 2024

4/11 Ball Avenue, Eastwood, NSW 2122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



John (Junrui) Huang  
0433234787

## Contact Agent

Discover this luminous and expansive ground-level unit, renovated and boasting captivating district vistas. Nestled serenely at the rear of the complex, this residence is the perfect entry point into the property market, ideal for first homebuyers, down-sizers and investors. Located steps away from Eastwood Train Station and the Eastwood town centre, this property at 4/11 Ball Avenue, Eastwood offers unparalleled convenience with easy access to bus and train routes connecting to Macquarie University and Sydney CBD. Key Features: Ground Level Access: Enjoy the ease of ground-floor living with a charming front yard. Open-Plan Living: Seamless flow from the open-plan living area to the balcony. Sun-filled Kitchen: Ample storage and washing machine included. Spacious Bedrooms: Main bedroom features built-in wardrobes. Well-Maintained Bathroom: Convenient and renovated bathroom with a shower over bath. Carpark: Spacious independent carspace included. Prime Location: Within a 500m radius of Eastwood town center and railway station. School Catchment: Within the highly sought-after Eastwood Public School Catchment. Low Maintenance Cost: Strata levy approximately \$730 pq. Size: Living area 66.4sqm plus 14.9sqm carspace, totaling 81.3sqm.