

4/2 Mcauley Place, Waitara, NSW 2077



Unit For Sale

Tuesday, 4 June 2024

4/2 Mcauley Place, Waitara, NSW 2077

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jaime Garrick
0294773323

Guide \$750,000 to \$780,000

Sunny and private ground floor strata unit with a large floor plan, 2 courtyards and a has 3 aspects. Enjoy one of the brightest and best 'The Grange Village' has to offer, being peaceful, secluded, light-filled and airy. This spacious North facing apartment has just been renovated some 4 years ago and boasts a separate modern kitchen with adjoining dining and living areas, two good size bedrooms, renovated bathroom with built in laundry and separate powder room. All conveniently positioned not too close and not too far from the elaborate facilities of 'The Grange Village', which has 100% owner occupants and is now setting the new standards in over 55's living. Perfectly located within moments to Hornsby Westfield, Waitara railway Station, Hornsby Hospital, Churches, Hornsby RSL and Asquith Leagues Club (Waitara). * Full brick construction * Near level option for step-less access * 3 Aspects - North, east and south facing * Large north courtyard and second courtyard off the bedroom/study * Large separate modern kitchen * Separate study with leafy outlook * Split AC to living area and bedroom * Under floor bathroom heating * Separate powder room * Larger main and second bedroom with built-in robes * Large lockup garage (19 Sqm) approximately * Easy access to lock up large garage * 160 square metres in total approximately * Foxtel and vital call ready * Price includes the 12.5% Loan fee to the Body Corporate * No investors please, as this complex is for owner occupants only The Grange Village is set on 8 acres of beautifully landscaped gardens, which encompass all the amenities to promote a healthy, safe and convenient lifestyle. The generous facilities boast a lifestyle resort that comprises: A large heated pool and spa, tennis court, lawn bowls, croquet lawn, gymnasium, table tennis and garden walks. Additionally the Grange House provides the community centre for the owners social activities and the administration offices for the caring and efficient staff to look after the day to day running of the complex. The main house also includes a grand fireplace to complement the restaurant, cafe lounge and bar. If that's not enough there is also a full size billiards table, reading room, library and a 24/7 response by RN's/PCAs for vital call emergencies. There are also modern hotel rooms for your guests and a function room for your private parties. On site doctors/ health care professional room, and hair dressers, regular events and tours and weekly shopping trips. Please note: There is no deferred management fee for this complex, but a loan fee of 12.5%, which is included in the advertised and price agreed, which the loan fee is given to the owners corporation trust and amortised (reduces) over 15 years. This contributes to the cost of running the village, thus keeping the strata levies down. When you sell the unit the remaining balance, If sold (within 15 years) is paid back to you at a pro-rata rate at that time. Full details are disclosed in the 'Contract for the sale and purchase of land 2019 edition'. Owners Corporation Levies \$2,388.26 per quarter (*Effective 31/10/2023) For further details contact Jaime Garrick 0434 538 368 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.