

**407/39-47 Orara Street, Waitara, NSW 2077**

STONE

**Apartment For Sale**

Thursday, 21 March 2024

407/39-47 Orara Street, Waitara, NSW 2077

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Adam Noakes  
0450753268



Nicholas Woodward  
0414495860

## Guide \$750,000 - \$770,000

Nestled within the highly desirable 'Orara Gardens' Complex, this conveniently located 2-bedroom apartment offers a unique opportunity for young families looking to upsize or purchase their first home as well as investors looking for a stable opportunity and downsizers seeking a low-maintenance lifestyle with all amenities close by. Stepping inside, you'll immediately take notice premium quality timber flooring throughout towards the living area and both the bedrooms, each drenched in natural sunlight and offering built-in storage options. The property offers in addition, a stunning, storage filled gourmet gas kitchen with Caesarstone bench tops and deluxe appliances. Beyond the kitchen, this property offers direct proximity to Westfield Hornsby, Waitara Train Station as well as the highly sort after Waitara Public School. Don't miss out on this amazing opportunity!

**Property Features:-** Premium quality timber flooring throughout the living area and both bedrooms.- Gourmet gas kitchen offers excess storage, Caesarstone finishes and high-quality appliances.- Fully ducted reverse-cycle air-conditioning for year-round comfort.- Complete main bathroom with floor-to-ceiling tiling, quality finishes in addition to separate ensuite for master bedroom.- Both bedrooms offer built-in-wardrobes and ceiling fans for added comfort.- Secured complex with basement car space and locked storage cage for extra storage.

**Location Features:-** Just a short 200m walk to Waitara Oval and PCYC facilities (approx.)- 500m walk to Waitara Train Station (approx.)- Playground located just outside the complex.- 100m to the nearest bus stop (approx.)- 450m to Westfield Hornsby Shops and Cafes (approx.)- Within the Waitara Public School Catchment - 1.6km (approx.)- Within the Asquith Boys and Asquith Girls High School Catchments - 2.4km and 2.6km respectively (approx.)- 1km away from the prestigious Barker College

**Outgoings:-** Council: \$317.50 per quarter (approx.)- Strata: \$1,424.60 per quarter (approx.)- Water: \$173.29 per quarter (approx.)

To truly appreciate what this property has to offer contact Adam Noakes 0450 753 268 or Steve Noakes 0431 620 422

"We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."