

# 42/1 Browne Parade, Warwick Farm, NSW 2170



## Sold Apartment

Saturday, 17 February 2024

42/1 Browne Parade, Warwick Farm, NSW 2170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Bernie Seth

**\$512,500**

Inspect & buy this spacious 9th floor, 2B apartment in good condition, designed for exceptional liveability, with secure underground parking and terrific north facing views, ready to purchase at a prestige tower located in the CBD of Liverpool close to schools, shops, and amenities. Enjoy spacious living with contemporary style and quality finishes, clean carpets & walls, internal storage, European appliances, A/C, and gas cooking. This apartment boasts a large enclosed balcony which adorns the lounge area for easy outdoor entertaining or relaxing. The apartment is at the end of the corridor with high levels of privacy. It features:- large open plan lounge/dining area with natural light- beautifully appointed sleek stone kitchen with island and soft close cupboards- dishwasher, internal laundry with clothes dryer- designer inspired bathrooms with quality tapware- main bathroom with large bath-tub- spacious master bedroom ensuite- security lift access- downlights- stylish modern colour palette over 111 m2 of floor space- quality blinds- high ceilings- large underground storage cage- NBN- highly functional free flowing layouts with generous proportions- It is just a 2 minute walk from Westfield, and 1.2 km from Liverpool train station. Both bedrooms have built-in robes with floor to ceiling mirrors. The two bathrooms including the master bedroom ensuite are finely finished and spacious. Nearest schools within 1 km include the All Saints Catholic Primary School, Warwick Farm Public School, and Lawrence Hargrave School. This is a tenanted investment for discerning investors looking for yields in excess of 5.5%, with an existing fixed term lease expiring in August 2024, with rent of \$560 pw. You can keep this as an investment property or move in when the lease expires. This is an enviable and exclusive offering providing great value for investors looking to capitalise on Liverpool's tremendous growth prospects with the new Sydney Airport and greater local government spending; or a couple or young family ready to enjoy the finest in apartment living in Liverpool at the end of the current lease. An excellent opportunity not to be missed: Call Bernie 0410 230 570 from Seth Real Estate for a VIP viewing. Seth Real Estate, Seth Commercial Property & Seth Property Valuers, form part of Seth Property Group. Disclaimer We have used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document and rely on the results