

**426/1 Vermont Crescent, Riverwood, NSW 2210**



**Apartment For Sale**

Saturday, 6 April 2024

426/1 Vermont Crescent, Riverwood, NSW 2210

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Adison (Yu) Cao  
0295333888



Jaden Cheuk Yin Cheng  
0404356465

## Offers invited

Impeccably appointed with a smart contemporary style and leafy surrounds, this apartment encapsulates functionality, convenience and the essence of modern living. Boasting quality fittings and inclusions, this open plan residence is filled with natural light throughout and presents the perfect opportunity for first homebuyers, growing families and/or savvy investors. You will also love the landscaped surroundings and central location that's moments to transports, schools and many other amenities. Property highlights:- Generous open plan layout filled with natural light- North-West facing aspect offering plenty of privacy- 2 Spacious bedrooms complete with built-in robes- Stylish gas cooking kitchen with stone countertops- Contemporary bathrooms with ensuite via main bedroom- European laundry, air-conditioning, intercom access- Security complex with lift access to basement & apartment- Single car parking with lockable storage cage- Landscaped common areas & shared gardens- Sought after Washington Park area with vibrant surrounds- Close proximity to shops, transport & M5 motorways- 900m stroll to the train station & another 200m to the plaza Total area on title: 98sqm Apartment: 80sqm | Car-space & storage: 18sqm Outgoings (approx.): Strata \$1100p/q | Council \$400p/q | Water \$180p/q Investment opportunities: Potential rental income of \$630-660p/w DISCLAIMER: The information contained herein has been provided by our Principal and third parties, which we merely pass on without any representation or warranty given, intended or implied by us as to its correctness and with no liability accepted by us in this regard. You must rely upon your own inquiries as to its accuracy or otherwise.