

**45/1-9 Kanoona Avenue, Homebush, NSW 2140**



**Apartment For Sale**

Friday, 3 May 2024

45/1-9 Kanoona Avenue, Homebush, NSW 2140

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Apartment**



Lin Zhao

## Contact Agent

IC Realty proudly presents a beautifully designed one bedroom apartment located in a prime location. This unit is situated on the second floor and offers convenient and low maintenance living at its finest. The open-plan living and dining area leads smoothly onto a private balcony, perfect for hosting guests. The apartment features a modern kitchen with Caesar stone countertops and stainless steel OMEGA appliances. A neatly presented bathroom, a large bedroom with a built-in wardrobe, and a cozy study nook complete the indoor space. You'll also find a split-system Daikin air conditioner, an internal laundry with a dryer, secure basement parking, and a storage cage. This unit stands out with its spacious layout, with an abundance of natural light, and timber flooring. The building offers double lift access, a security intercom, and air conditioning throughout. The expansive balcony provides a perfect retreat for relaxation and entertaining. This apartment is just a 15-minute walk from Homebush Station, North Strathfield Station, and Flemington Station, providing easy access to transportation. It's also close to a variety of shops, the DFO Shopping Centre, and top-rated schools like The McDonald College, North Strathfield Catholic Primary School, and Homebush Boys High. It's ideal for both self-occupy or investment, suitable for first home buyer. The information contained herein is for informational purposes only and is not guaranteed to be accurate or complete. While all reasonable efforts have been made to provide current and accurate information, IC Realty assumes no liability for any errors, omissions, or misstatements contained in this listing. less