

58/4-6 Park Avenue, Waitara, NSW 2077

STONE

## Apartment For Sale

Wednesday, 24 April 2024

58/4-6 Park Avenue, Waitara, NSW 2077

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Adam Noakes  
0450753268



Angel Qinghua Li  
0452532578

## Price Guide \$575,000

Nestled in the heart of Waitara, this contemporary apartment opens up into a combined living and dining area, that flows out onto a tranquil covered balcony. The property offers a highly desirable combination of luxury living with the convenience of having all the amenities within walking distance. If you've been waiting for a great first home, a stable investment opportunity, or a great downsizer, look no further! Step inside and experience a spacious one bedroom with a built-in robe. Enjoy an open plan kitchen with stone bench island, equipped with a dishwasher, brand new touchless rangehood and gas cooktop. A short walk to Waitara station, Mark Taylor Oval, PCYC and some of the areas most prestigious schools including Waitara Public School and Barker College. Property Features: - Spacious bedroom suite with generous built-in-wardrobe.- Open plan gourmet gas kitchen with a stone bench and ample storage offerings.- Open plan kitchen/living/dining directly connected to east facing covered balcony, perfect for entertaining friends and family.- Storage cage on title for added offerings.- Security complex with secured car space within basement.- Internal laundry nook. Location Features:- 250m walk to Waitara Train Station (approx.)- 230m walk to PCYC gym and sporting facilities (approx.)- Directly across the road from Waitara Oval and Playground- 350m walk to Millennium Health Club (approx.)- 1km away from Hornsby Westfield (approx.)- Within the Waitara Public School Catchment - 1.1km (approx.)- Within the Asquith Boys and Girls Public School Catchments - 2.9km and 3.3km respectively (approx.) Levies:- Strata Rates - \$891 Per quarter (approx.)- Council Rates - \$340 Per quarter (approx.)- Water Rates - \$190 Per quarter (approx.) To truly appreciate what this property has to offer contact Adam Noakes 0450 753 268 or Nicholas Woodward 0414 495 860 "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."