

655/7 Flock Street, Lidcombe, NSW 2141



Apartment For Sale

Friday, 26 January 2024

655/7 Flock Street, Lidcombe, NSW 2141

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 885 m2

Type: Apartment



Yolanda Yang
0451891300



Yang Yang
0292872888

\$820,000 - \$850,000

This luxurious 2-bedroom apartment within Meriton's newly built TOPIA complex is set in the heart of master planned Carter Street Precinct boasting a square functional layout & leafy walkway outlook. Perfectly positioned just minutes from Sydney Olympic Park Train Station & Future Metro Station, and across the road from world-class sporting venues and events.

APARTMENT FEATURES- Great News for 1st Home Buyers as of 1 July 23: No Stamp Duty payable under \$800k - Partial Stamp Duty between \$800k - \$1 million- Investors take note: Strong rental return - market rent for 2/2/1 can be potentially leased for \$780-800 p.w.- Oversized configuration with internal size of 84.7sqm, and 10.6sqm for the balcony- Large open-plan living and dining area which flows onto a sun-soaked west facing entertainer's balcony- Limestone-look tile flooring throughout- Gourmet kitchen with stone benchtops and Smeg stainless steel appliances- Generous bedroom sizes, both with built-in wardrobes- The private master retreat boasts a deluxe ensuite- Internal laundry and cloth dryer included- Air conditioning throughout the entire apartment- Direct lift access to secure underground parking

DEVELOPMENT FEATURES- Indoor aquatic centre including lap pool, spa and sauna- Exclusive fully-equipped gymnasium- Landscaped gardens and BBQ facilities- Dedicated onsite building manager and after-hours security

LOCATION- Next door to Meriton's "The Retreat" retail precinct anchored by Woolworths Metro- Future Light Rail Stop on your doorstep- Neighboring proposed primary school & public open space- Sydney Olympic Park Aquatic Centre 450m- Sydney Olympic Park/Future Metro West Station 650m- Costco/Lidcombe Shopping Centre 1.4km- Newington Public School 1.9km- DFO 2.3km- Bicentennial Park 2.4km

OUTGOINGS- Strata rates: \$1,255.96 p.q. approx.- Council rates: \$316.20 p.q. approx.- Water rates: \$224.02 p.q. approx.

For all enquiries and appointments, contact Yolanda on 0451 891 300.

Disclaimer: All information including photos contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided. Any interested persons are advised to make their own enquiries and satisfy themselves in all respects.