

**66/2 McAuley Place, Waitara, NSW 2077**



**Unit For Sale**

Thursday, 29 February 2024

66/2 McAuley Place, Waitara, NSW 2077

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 160 m2**

**Type: Unit**



Tim Latham  
0294818600

## For Sale - \$650,000

Step into a world of refined living at "The Grange," where every detail is tailored to elevate your lifestyle. Presenting a stunning 1-bedroom apartment, plus a versatile study, floorplan (160sqm approx.) with similar size to 2 bedroom units, this residence epitomizes sophistication and comfort. Experience luxury and convenience with a renovated bathroom and a versatile floorplan that accommodates your needs. Bask in natural light all day long with the desirable north-facing aspect, while embracing outdoor living in two sun-drenched courtyards. This apartment boasts modern amenities including a Westinghouse electric cooktop and reverse cycle air conditioning for year-round comfort. The spacious master bedroom flows seamlessly to a large outdoor area, offering the perfect retreat. Constructed with full brick for durability and insulation, "The Grange" ensures a bright and airy ambiance throughout. Additional features such as an internal laundry, intercom system, and ample 240V power outlets enhance convenience and security. External secure storage room, perfect for bikes, gardening tools and general storage. Don't miss your chance to experience over 55 living at its finest. Contact us today to arrange a viewing and discover the unparalleled lifestyle awaiting you at "The Grange"! All conveniently positioned not too close and not too far from the elaborate facilities of the Grange, which are now setting the new standards in over 55's living. Perfectly located within moments to Hornsby Westfield, Waitara Railway Station, Hornsby Hospital, Churches, Hornsby RSL and Asquith Leagues Club (Waitara). \* Easy near level access \* Full brick construction \* North facing paved partly covered courtyard and garden to the front \* Private paved and partly covered courtyard and garden from the bedroom to the rear \* Large kitchen \* Large living with a lounge room, meals and dining areas \* Main bedroom with built-in robe \* Lock up garage \* Foxtel and vital call ready \* Bonus income from solar power \* Asking Price + 12.5% Loan fee to the Body Corporate The Grange Village is set on 8 acres of beautifully landscaped gardens, which encompass all the amenities to promote a healthy, safe and convenient lifestyle. The generous facilities boast a lifestyle resort that comprises: A large heated pool and spa, tennis court, lawn bowls, croquet lawn, gymnasium, table tennis and garden walks. Additionally the Grange House provides the community centre for the owners social activities and the administration offices for the caring and efficient staff to look after the day to day running of the complex. The main house also includes a grand fireplace to complement the restaurant, cafe lounge and bar. If that's not enough there is also a full size billiards table, reading room, library and a 24/7 response by RN's/PCAs for vital call emergencies. There are also modern hotel rooms for your guests (\$90.00 per night) and a function room for your private parties. On site doctors/ health care professional room, and hair dressers, regular events and tours and weekly shopping trips. Please note: There is no deferred management fee for this complex, but a loan fee of 12.5%, which is in addition to the advertised and price agreed, which the loan fee is given to the owners corporation trust and amortised (reduces) over 15 years. This contributes to the cost of running the village, thus keeping the strata levies down. When you sell the unit the remaining balance, If sold (within 15 years) is paid back to you at a pro-rata rate at that time. Full details are disclosed in the 'Contract for the sale and purchase of land 2019 edition'. For example Asking Price: \$650,000 + 12.5% = \$731,250. Owners Corporation Levies \$2,163.16 per quarter Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.