

**7/12-14 Ferguson Avenue, Wiley Park, NSW 2195**



**Apartment For Sale**

Thursday, 25 January 2024

7/12-14 Ferguson Avenue, Wiley Park, NSW 2195

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 148 m2**

**Type: Apartment**



Viviann Tran

## **Auction guide \$750,000**

Offering space, light, elegance and privacy without compromise, this 3 year old apartment in a boutique low rise block represents the pinnacle of contemporary comfort. Showcasing a private, light-filled interiors and only the finest finishes and inclusions, it exudes a house-like ambience with the kids and living areas downstairs and master suite upstairs. Perfect for professional couples and families, with an upstairs study, iclose proximity to quality schools and transport.Plus it is completely private with no on looking neighbours: a rare feature for modem day apartment living. Highlight of the apartment: - Open plan living/dining area flowing onto an open aspect balcony overlooking the quiet street and distant views. - No onlooking neighbours to any of the rooms. Completely private- Gourmet open plan kitchen with stone bench tops and breakfast bar- Gas stainless steel and quality Omega appliances including integrated dishwasher- Upstairs study nook with plenty of space for storage- Generous bedrooms with built-in robes, terrace access, one ensuite- Stylish fully tiled bathrooms, large internal laundry room with spacious storage area, perfect to store all your house hold bulk purchases. - Security entrance, secure visitor parking- Separately controlled air conditioning throughout. - Stroll to Schools and Wiley Park Train Station- No further expenses required for the apartment, it's move in ready. Aspect: South westUnit: 104 sqmBalcony 16 sqm2 Parking spaces 28 sqmStrata: \$1200/qtrCouncil: \$330/qtrWater: \$160/qtr