

**704/16-20 Smallwood Avenue, Homebush, NSW  
2140**



**Apartment For Rent**

Saturday, 11 May 2024

704/16-20 Smallwood Avenue, Homebush, NSW 2140

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$600 pw**

The first thing that you'll notice about this complex is the spacious lobby and generous foyers on each floor. This one thoughtful design feature alone greatly enhances livability by allowing light and air to flow throughout and communal space on each floor. The design, layout and finish of the apartment is warm and welcoming, while being refined, clean and elegant. There is a balance between a contemporary neutral palette, combined with the warmth inspired by natural materials. This easy-access, 7th floor apartment has a huge combined dining and living space of over 36 sqm. The generous bedroom with built-in wardrobe also opens onto the north-facing balcony. The open plan kitchen design maximises your living space and is equipped with a stainless-steel gas stove, oven, ducted rangehood and dishwasher. Parking space and a storage cage in the secure basement provide drive-in/out convenience in all weather. The Bakehouse Quarter on George Street is less than a five minute drive, offering over fifteen great restaurants, bars and cafés. There's also an AMF Bowling Centre, several gyms, a number of health and beauty centres, childcare services and an ALDI grocery store. For more fresh produce and incredible shopping, Sydney Markets and Paddy's Markets Flemington are only a few minutes walk from home, offering multiple award-winning greengrocers, florists and fresh produce outlets. Plus, residents can enjoy premium outlet shopping at Direct Factory Outlet (DFO), with incredible discounts on hundreds of top designer brands. Also nearby you'll find Sydney Olympic Park, featuring a staggering number of world-class recreational and sporting facilities, Sydney International Aquatic Centre, walking and cycling paths, sporting events and festivals, seven parks (featuring free barbecues, playgrounds and water play areas) and loads more. You'll love: \* North-facing aspect \* Large bedroom with built-in wardrobe \* Huge living space \* Air conditioning \* Kitchen comes with a stainless-steel gas stove, oven, ducted rangehood and dishwasher \* Secure parking space plus attached storage cage \* NBN \* 3 min walk to Flemington Markets \* 5 min walk to Homebush Boys High \* 10 min walk to Flemington or Homebush station \* 11 min walk to Homebush Public School \* 3 min drive to DFO \* 4 min drive to Bakehouse Quarter, Aldi \* 7 min drive to Westfield Burwood, Costco or Rhodes Waterside \* Catchment zone for Homebush Public, Homebush Boys High, Strathfield Girls High