

**8/11-13 Evans Road, Telopea, NSW 2117**

AUSREALTY

**Apartment For Sale**

Wednesday, 10 January 2024

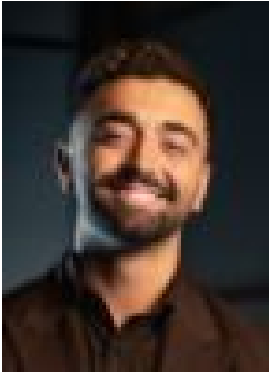
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**Bedrooms: 1**

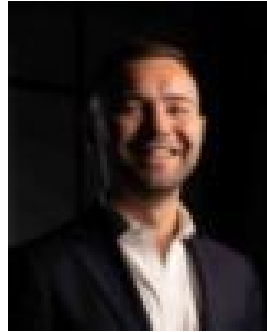
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Daniel Mansour  
0452322286



James Kalantzis  
0452322286

**Price Guide \$430,000-\$470,000**

"As an investor we loved the central location, close to Macquarie University, shops and more. The spacious balcony and the open plan lounge/dining area allows for great flexibility; whether you want to create your own space or entertain. Either for a first home buyer or another investor, this home has so much more to offer". - Owner- Centrally located apartment, bathed in abundant natural light, ideal for first-time home buyers, professionals or investors- Modern bedroom with a built-in wardrobe and balcony access, providing a peaceful retreat- Well-maintained bathroom with floor-to-ceiling tiles and a glass shower- Bright kitchen offering modern appliances, ample storage and bench space- Open plan living and dining area seamlessly flowing onto a spacious covered balcony, perfect for entertaining or unwinding- Enjoy the convenience of basement parking with lift access, intercom entry access, air conditioning, a common roof terrace and visitor parking- Close proximity to train, light rail, bus stops, Western Sydney University Parramatta, Charles Sturt University Parramatta, plenty of nearby parks, post office, shops and cafes  
Council Rate: \$316.20/quarter  
Water Rate: \$174.01/quarter  
Strata Levy: \$821.25/quarter