

**801 & 802/160 Great Western Highway, Westmead,
NSW 2145**

Laing+Simmons

Unit For Sale

Thursday, 8 February 2024

801 & 802/160 Great Western Highway, Westmead, NSW 2145

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



George Lattouf
0404004754



Daniel Eid
0410689567

For Sale \$595,000 - \$650,000

Introducing these two exquisite 2-bedroom apartments which perfectly blend comfort and convenience. Nestled proudly in a central Westmead location, only a stones' throw to Westmead Station, Parramatta Westfield and Parramatta CBD these apartments make an excellent first home or investment opportunity. Unwind in the master bedroom, offering built-in robes and an ensuite adorned with floor-to-ceiling tiles for a touch of elegance. The second bedroom features a mirrored built-in robe, providing ample storage space for your convenience. Expansive open plan living and dining area, flooded with natural light and offering seamless integration with the outdoors. Enjoy the breathtaking district views from the north-facing balcony, creating the perfect backdrop for your morning coffee or evening unwind. The modern kitchen boasts gas cooking, stainless appliances, a dishwasher, and a sleek stone benchtop, ensuring a culinary experience like no other. Main bathroom complete with a luxurious bath, shower, and floor-to-ceiling tiles. Separate laundry tucked away to add practicality and convenience to your daily routine. Split system air conditioning, tiled floors throughout living areas, and carpeted bedrooms for ultimate comfort. Secure single parking space with a storage cage ensures practicality and convenience for your lifestyle needs. Located in the heart of Westmead, these apartments offer unparalleled convenience with easy access to transport, shopping, dining, and recreational amenities. Only 1.3km to Westfield Parramatta, 1.8km to Parramatta Station, 1.5km to Westmead Train Station and 2km to Westmead Hospital. Unit 801 currently leased for \$600 per week until 28th September 2024. Current outgoings for unit 801: Strata \$1273.76 pq | Council \$346 pq | Water \$171.41 pq. Unit 802 currently leased for \$600 per week until 13th March 2024. Current outgoings for unit 802: Strata \$1251.41 pq | Council \$346 pq | Water \$171.41 pq. Laing & Simmons Merrylands and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.