

**1/199 Waterloo Rd, Marsfield, NSW, 2122**



**Apartment For Sale**

Wednesday, 14 August 2024

1/199 Waterloo Rd, Marsfield, NSW, 2122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Modern 'Villa' Style - Full Brick Apartment Located In A Highly Sought After Loc

This stylish full brick 'villa' style apartment was built in the late 1970's and offers plenty of natural light with only one common wall, with no other apartment on top or below, making it have an open, bright and airy feel.

Tastefully updated throughout with modern lime-wash style floorboards, neutral colour schemes throughout, and enjoying an open plan lounge room with split system air-conditioning, opening onto the secure balcony.

Enjoying a modern kitchen complete with stone bench tops and modern stainless-steel appliances. Updated bathroom with a separate shower and bath, internal tiled laundry and linen cupboard for ample additional storage. Two sizable bedrooms, both complete with mirrored built in wardrobes and block out blinds. Secure single lock up garage. Located adjoining Trafalgar Reserve and Waterloo Park.

Ideally situated for easy access to Macquarie Shopping Centre, Business Park, University and Hospital, the M2 and F3 and bus/rail transport to the city. Don't miss this opportunity!

Currently Tenanted until mid September 2024.

### OUTGOINGS APPROX:

Strata/Levies: \$1,136.63 per quarter

Ryde Council: \$334.00 per quarter

Water: \$171.41 per quarter

SIZE: 101sqm including garage and balcony

\* Strata Report available upon request

### Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.