

**103/31 Smallwood Avenue, Homebush, NSW, 2140**



## **Apartment For Sale**

Thursday, 22 August 2024

103/31 Smallwood Avenue, Homebush, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Simon So

0283226900

## Spacious + Contemporary Living | Footsteps away from daily amenities

Set within the luxurious and contemporary "Hudson" complex, this immaculately maintained executive apartment offers a stylish and convenient living experience in the heart of Homebush. This well-maintained designer apartment boasts a versatile open floor plan, flooded with natural light and excellent cross flow ventilation from its entertainer's balcony with direct access from all rooms.

- 950m from Homebush Station and daily amenities, village shops
- Timber-look tiled floors and neutral tones enhance lounge/dining
- Undercover balcony provides an all-season setting to relax/unwind
- Stone kitchen features stainless steel gas appliances, dishwasher
- Master bedroom features oversized ensuite, plush carpeted flooring
- Extra large storage off the kitchen for added pantry/ linen
- Moments to Bakehouse Quarter, Aldi, Costco and local cafes
- Close to Flemington markets, schools and Sydney Olympic Park
- Walking distance to Ismay Reserve & Augustus Loftus Reserve parks
- Affordable levies, turnkey ready opportunity for FHB or investor

Rental Potential: \$700/wk

Strata: \$1,324/qtr

Council: \$400/qtr

Water: \$181 + usage/qtr