

**13/24 Mons Road, Westmead, NSW, 2145**



**Apartment For Sale**

Friday, 9 August 2024

13/24 Mons Road, Westmead, NSW, 2145

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Newly Renovated 2 Bedroom Apartment in Prime Location

Byton Realty Group is proud to present this newly renovated low-rise 2-bed apartment situated in an incredibly convenient location. This fourth floor apartment features open-plan living flowing onto an east-facing balcony, offering a comfortable and relaxed lifestyle with green land and parks within sight. Located in the Westmead Health Precinct and just steps away from the Private, Public, and Children's hospitals, Western Sydney University, with doorstep T-way bus stops, train station, the new light-rail station, and proposed metro station, making it an ideal choice for commuters.

### Main Features:

- Full open view balcony & large living room featuring light & air flowing
  - Brand-new renovated timber floorboards with wall painting throughout the living area & bedrooms
  - Low-maintenance tiled kitchen, with stained steel appliances, including gas cooktop, exhausted rangehood, dishwasher & oven
  - Spacious master bedroom boasts an ensuite
  - A split air conditioning in living area
  - Fully tiled huge bathrooms, separate laundry with dryer
  - Secure basement car space and storage cage
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- 1min walk to Westmead Private Hospital
  - 1min drive to Westmead Hospital
  - 2min drive to Westmead Children's Hospital
  - 10min walk to Western Sydney University (Westmead Precinct Campus)
  - 10min walk to Coles Supermarket
  - 10min walk to Westmead Light Rail Station
  - 11min walk to Westmead Train Station

### Outgoings (approx.) <sup>?</sup>

Strata levy<sup>?</sup> \$1235 /qtr.

Council Rate<sup>?</sup> \$200 /qtr.

Water Rate<sup>?</sup> \$160 /qtr.

For more information contact Jenny Li 0424 606 049 or Katie Li 0433 968 929

Look forward to seeing you at our open home!

\*Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee this information's accuracy nor accept responsibility for its accuracy. Any interested parties should rely on their own inquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.