

# 13/71-73 Railway Parade, Wiley Park, NSW 2195

**LJ Hooker**

## Sold Apartment

Tuesday, 15 August 2023

13/71-73 Railway Parade, Wiley Park, NSW 2195

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 122 m2**

**Type: Apartment**



Muhammad Sarmini  
0297509244



Ho Lim (Adam) Song  
0297509244

**\$560,000**

Oversized Apartment in Super Convenient Location, 122sqm Boasting an impressive oversized design with bright and modern interiors, this tightly held and superbly convenient apartment of generous proportions represents an outstanding lifestyle or investment opportunity. Desirably located on the top floor and basking in a highly sought after rear-of-block corner position, be quick to secure this full brick security apartment that is sure to tick all the boxes! - Two (2) bedrooms with built-ins, oversized main with versatile enclosed balcony- Spacious open plan lounge and dining area, timber floorboards throughout- Modern kitchen with breakfast bar and ample cupboard space- Fully tiled bathroom with separate shower and bath, internal laundry with second W/C- Large North facing sundrenched entertaining balcony with an open leafy outlook- Security building with video intercom access, two common rooms- Fresh and bright interiors, zoned ducted air conditioning, down lights and curtains throughout- Security basement parking with remote access to lock up garage and storage space- Currently tenanted for \$520 per week- Huge total area 122sqm approx. Conveniently situated within close proximity to nearby transport, local schools, shops and surrounding amenities with approximately 400m to Wiley Park train station, Wiley Park Public School and Wiley Park Girls High School, approximately 600m to Lakemba train station, Lakemba Public School and Woolworths Lakemba, approximately 850m to popular Lakemba with its vibrant array of cafes, restaurants and Aldi Supermarket. Strata Levies: \$515.71 per quarter approx. Water Rates: \$163.20 per quarter approx. Council Rates: \$361.00 per quarter approx. Address: 13/71-73 Railway Parade, Wiley Park For Sale: SOLD Contact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au