

2005/139 Herring Road, Macquarie Park, NSW 2113

LJ Hooker

## Apartment For Sale

Friday, 6 October 2023

2005/139 Herring Road, Macquarie Park, NSW 2113

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 291 m2

Type: Apartment



Jing Peng  
0294968000



Eugene Daley  
0412362291

## **We're instructed to SELL! Offers Invited**

Elegantly incorporating 3 levels this meticulously crafted masterpiece showcases endless district views to the North, right through to the City Skyline to the South. Offering an array of indoor and outdoor living options within the ultra-modern 'Neue' complex and just minutes away from shopping, transport, schools, universities, outdoor parks, and a multitude of dining options. Commencing on level 20 you will admire the open plan layout complimented by engineered timber floors, designer master chef stone kitchen, expansive dining and living flowing to the casual balcony perfectly framing Sydney's famous harbour bridge, CenterPoint Tower and beyond. Entry level Inclusive of 3 bedrooms, the main with balcony access, oversized ensuite with soaker bath, mood lighting and Parisi tapware plus ample storage. The 2 additional bedrooms with built in storage and continuation of timber flooring. A main bathroom with Parisi finishes and walk in laundry complete this level. Upstairs is where an entertainer's lifestyle meets professional workspace with an impressive 119m<sup>2</sup> of open-air rooftop entertaining complimented by 170 degrees of views from the North to the South. Imagine New Year's Eve as you watch fireworks on the Harbour Bridge whilst the lights of each building sparkle to provide you with your very own celebration setting. With this space so large, the thought of a swim spa or pergola made of glass come to mind (subject to Strata and/or Council Approval). Stepping inside, a flexible room with loads of storage could be an ideal home office with a view and loads of natural sunlight or a home library come kids' breakout. Progressing upstairs again to the third level, a sizeable fourth bedroom with reading nook and ensuite offers the next owner the choice of a guest bedroom, a teenagers dream bedroom or private space just for adults. Double secure parking spaces and a 16m<sup>2</sup> storage cage is on title and there is ample secure guest parking. Location Features:- Approx. 600m to Macquarie Shopping Centre- Approx. 600m to Macquarie University- Approx. 500m to Macquarie Train Station- Approx. 600m to Wilga Park- Approx. bus stop at your doorstep Sky Home Features- Open plan living & dining areas, flowing out to enclosed, private balcony with district views from all levels- Gaggenau Designer Oven, Microwave & Rangehood and chef 5 burner cooktop with central wok burner- 'Neue' custom stone island bench, integrated fridge and dishwasher- Engineered timber flooring throughout & individually controlled ducted A/C in each room- Parisi tapware, sinks and toilets in all bathrooms & LED Mood lighting in all bathrooms- Laundry with sink and storage, secure double car space plus storage cage on title- 4 bedrooms - 2 with ensuite - all with built in storage- Northeast corner apartment with no visible neighbours- Two balconies, an extra-large private outdoor entertaining area on Level 2- Within walking distance to Macquarie Shopping Centre, trains, buses, cafes and restaurants Developer: Coli Australia <https://neuebycoli.com.au/> Architect: SJB [www.sjb.com.au](http://www.sjb.com.au) Builder: Parkview [www.parkview.com.au](http://www.parkview.com.au) Additional Information: Total size on title: 291sqm (approx.) Outdoor size on title: 129.2sqm (approx.) Parking size on title: 27sqm (approx.) Storage size on title: 15sqm (approx.) Strata Levy approx. \$1870/pq Council Rate approx. \$354/pq Water Fee approx. \$250/pq • Buyers to use the guest parking please press: 139 + 2005 to drive down to guest parking, use the lift next to the entry • Buyers at the front of the building please press: 2005 + Bell to be allowed access then press level 20 in lift **DISCLAIMER:** All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.