

**21/52-58 Courallie Avenue, Homebush West, NSW,  
2140**



**Apartment For Sale**

Monday, 14 October 2024

21/52-58 Courallie Avenue, Homebush West, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## 123 SQM: Spacious, Double-brick & All-Age Accessible

Positioned on the corner of the first floor, this double-brick unit offers a tranquil living experience for all ages with lift access to the secure parking. The standout feature is the expansive 40+ sqm dining/living space that seamlessly flows onto the covered balcony, with a tree-lined view and creating a relaxed ambience.

The main bedroom features an ensuite and both bedrooms boasting built-in wardrobes. The main bathroom offers the convenience of a separate shower and bathtub, ideal for indulging in a relaxing soak or bathing the little ones.

The updated kitchen showcases stone benches and is equipped with a new gas cooktop and range hood, oven, new cabinet doors and a window to the balcony, allowing natural light and ensuring optimal ventilation.

Children will delight in having Austin Park as their backyard, while nearby Sydney Olympic Park offers an array of exciting activities, including the Aquatic Centre. The location also caters to your shopping needs, with the renowned Paddy's Markets just steps away for an abundance of fresh produce. Within a short 10-minute drive, you'll find The Lidcombe Shopping Centre, Rhodes Shopping Centre, North Strathfield Bakehouse Quarter, and Strathfield Plaza, providing endless retail options. Commuting is a breeze, with Flemington station just an 8-minute walk away, and easy access to Centenary Drive, Parramatta Rd, and the M4 motorway.

### Key Features:

- \* Full double-brick construction
- \* 123 sqm on title
- \* Two bedrooms with built-in wardrobes, main with ensuite
- \* Spacious living/dining area of over 40 sqm
- \* Renovated kitchen with stone benchtops, new gas cooktop and range hood, oven, new cabinet doors, and own window
- \* Covered balcony for entertaining
- \* All-age accessible with lift access to a secure car space
- \* European laundry and storage cupboard
- \* Intercom and Access Control System for security
- \* Located adjacent to Austin Park
- \* Moments away from the station, shops, reputable schools, and Paddy's Markets
- \* Less than a 10-minute drive to DFO, Bakehouse Quarter, Costco, Bunnings, and Lidcombe Centre, which offers Woolworths, Aldi, Kmart, and an array of shops