

**303/7 Derowie Avenue, Homebush, NSW, 2140**



**Sold Apartment**

Thursday, 22 August 2024

303/7 Derowie Avenue, Homebush, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Oversized Modern Apartment | Double Brick Entertainer w/ North Aspect

Rarely do you find a home that is both ultra modern in design whilst also embracing a classic double brick construction with an emphasis on oversized living/dining zones and spacious bedroom quarters. This executive apartment unfolds across a sleek open-plan north-facing layout whilst embracing elevated district views and a chic contemporary ambience.

It creates a fantastic opportunity for a first home buyer, young family or savvy investor seeking high and consistent rental returns. The property is well-located within the heart of vibrant Homebush and is within walking radius to Homebush Station, Strathfield shops, vibrant restaurants, local schools and an array of other amenities.

- Modern double brick construction in a quiet, convenient locale
- Bright lounge and dining space utilises an open concept design
- Vast floor-to-ceiling glass doors allow seamless in/outdoor flow
- Relaxed all-weather balcony with elevated views for gatherings
- Stone kitchen with European gas appliances and a dishwasher
- Spacious bedrooms with carpet flooring and built-in wardrobes
- Fully tiled designer bathroom, main with a freestanding bathtub
- Secure basement car space w/ storage, video intercom, lift access
- Immersed in cosmopolitan Homebush lifestyle, walk to everywhere
- Close to the Bakehouse Quarter, Aldi, shops, restaurants and railway

Potential Rent: \$700- \$750/wk

Strata Admin: \$1,249/qtr

Strata Sinking Fund: \$538/qtr

Council: \$400/qtr

Water: \$180 + usage /qtr