

**306/218 Parramatta Road, Homebush, NSW 2140**



**Apartment For Sale**

Saturday, 29 June 2024

306/218 Parramatta Road, Homebush, NSW 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Simon So  
0283226900



Daniel Ozmen  
0283226900

**For Sale | \$665,000 - \$680,000**

Revealing a streamlined aesthetic with floor-to-ceiling glass and sleek timber floorboards, this modern apartment welcomes an abundance of natural light through its north-facing balcony. The sophisticated interiors offer a fluid connection between in/outdoor spaces to provide seamless living and entertaining. Exceptionally located for ultimate convenience, the property is just 1.1km from Homebush Station, rapid city transport, vibrant local dining spots and quality schools. - Elegant apartment unveils an elevated third-floor setting with two double bedrooms- Interconnected lounge/dining harboured by shadow line ceilings and timber floors- Extensive full-length glass doors promote effortless transition between in/outdoors- All-season balcony enjoys an elevated leafy outlook and creates space to entertain- Contemporary kitchen with waterfall stone benches, stainless steel gas appliances - Current owner has added an extra pantry and storage unit, adjacent to the kitchen- Two plush bedrooms fitted with built-in robes, master includes an ensuite bathroom- Bathroom appointed with floor-to-ceiling tiles, a tub/shower and mirrored cabinetry- Ducted air-conditioning, communal garden/rooftop facilities with a barbecue terrace ☑ - Secure, basement garage offers two distinct car spaces, two separate storage cages- Rare double car space with two separate storage cages, attractive low-strata option- Walk to Augustus Loftus Reserve, Ismay South Reserve and Homebush Public School

Approximate Outgoings: Rental Potential = \$750/wk  
Strata = \$990/qtr  
Council = \$400/qtr  
Water = \$187 + usage/qtr