

**4/199 Waterloo Road, Marsfield, NSW 2122**



**Apartment For Sale**

Sunday, 23 June 2024

4/199 Waterloo Road, Marsfield, NSW 2122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 94 m2**

**Type: Apartment**



Russell Sheffield  
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Andrew Searle  
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## For Sale \$760,000 - \$800,000

This spacious, private apartment enjoys beautifully renovated, fresh interiors designed by the owner with quality at the forefront. One of the main features of this beautiful home is the parkside position next to Trafalgar Reserve with no buildings looking back in ensuring optimal privacy and leafy views. Perfect for first home buyers, young families, downsizers and investors, this is a convenient place to call home and is ready to move straight in.- Sought after middle floor position overlooking the park- Renovated kitchen, park views, tiled splash back- Stone benches, dishwasher, LED lighting, wine storage- Renovated bathroom, new bath, separate shower- Heated tiled flooring, backlit mirror, suspended vanity- Spacious lounge room opens to the long balcony- Separate dining with own window/potential study- Timber hybrid flooring and skirting boards- Brand new LED lighting to match brass theme- Two bedrooms with newly installed carpets- Main bedroom, park views, built-in wardrobe- Second bedroom, park views, balcony access- Single lock up garage, ample resident/visitor parking- Savvy apartment buying alternative to Lane Cove- 90m to City bus transport (292, 293, 551)- 170m to local shops, cafe, playground- 600m to Macquarie University Sport & Aquatic Centre- 1.7km to Macquarie University metro station, shopping centre- 1.7km to M2 motorway onramps (city and west)- 1.8km to Woolworths Marsfield- Back road access towards the North Shore- Cheltenham Girls High, Epping Boys High school catchments

Key details:- Levies: Strata \$1319pq, Council \$332pq, Water \$172pq- Size: Internal 80m<sup>2</sup> internal, Garage 14m<sup>2</sup>, Total 94m<sup>2</sup>- Age: Strata plan registered 1977- Rental estimate: \$625pw\* Independent strata report available, please enquire for details.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.