

**406/139 Parramatta Road, Homebush, NSW, 2140**



**Sold Apartment**

Thursday, 22 August 2024

406/139 Parramatta Road, Homebush, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Spacious Corner Apartment with only 1 Common Wall | Study + Double Balconies

Showcasing an extensive layout with house-sized dimensions, this private fourth-floor apartment is nestled in the corner of the block and only shares only one common wall. With distinct double balconies to the North & South wings, the separation of space creates a perfect retreat for entertaining. The streamlined interiors offer full-length windows, polished timbers and a quiet ambience with double glazed glass throughout. This oversized home ensures a perfect setting to entertain or unwind and is beautifully boarded with planter boxes. The complex is situated just 750m from Homebush Station and the N. Strathfield Bakehouse Quarter.

Set at an affordable price point, the vendors are very motivated to sell.

- Near new apartment, 4.5 years old with no renovations required
- Positioned to embrace peace and privacy, located within a corner position
- Residents have access to a communal rooftop and garden with city skyline views
- 4th floor, corner apartment boasts a study nook and only one common wall
- Great sunlight and cross-flow ventilation from it's North to South aspect
- Timber floorboards are paired with leafy views to create a calming atmosphere
- Seamless flow to the wraparound courtyard, perfect for entertaining and dining
- Stone kitchen features a bar, stainless-steel gas appliances and down-lighting
- Two generous bedrooms fitted with built-in robes, both rooms open to balcony
- Master ensuite, full main bathroom, internal laundry, car space and storage unit
- Homebush Public, Homebush Boys and Strathfield Girls school catchment area
- Walk to coffeeshouses, dining and Strathfield Council Library/Innovation Hub
- Easy access to North Strathfield's Bakehouse Quarter & Flemington amenities
- Currently leased at \$750pw to a long-term tenant, periodic agreement

Rental (Current)= \$750/wk

Strata = \$1,198 /qtr

Council = \$400 /qtr

Water= \$187 + usage /qtr