

**406/68 Railway Parade, Burwood, NSW, 2134**

**LJ Hooker**

**Apartment For Sale**

Wednesday, 25 September 2024

406/68 Railway Parade, Burwood, NSW, 2134

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Rong You

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## Sunlit Luxury Apartment with Unparalleled Convenience

Situated right next to Burwood Public School, this exceptional apartment offers high quality finishes throughout, providing a lifestyle of utmost comfort and convenience.

Showcasing a generously sized bedroom with a built-in wardrobe and private balcony, a study nook, a sleek bathroom, and a modern kitchen equipped with stone benchtops and stainless steel appliances. The spacious open plan living and dining areas extend to a large balcony with district views, perfect for entertaining or relaxing.

Additional highlights include quality timber-look tile flooring, ducted air conditioning, an internal laundry, secure basement parking, and a storage cage.

Perfectly located just minutes from Burwood train station, Burwood Plaza, Westfield Shopping Centre, Burwood Park, cafes, restaurants, and some of the area's leading schools, this is an outstanding opportunity to secure a prime property in the heart of Burwood offering ultra convenience and solid rental returns.

Total area: 86sqm

Strata levy: \$654 per quarter approx.

Council rate: \$428 per quarter approx.

Water rate: \$180 per quarter approx.