

# 46/22-30 Coronation Parade, Enfield, NSW 2136



## Apartment For Sale

Friday, 5 July 2024

46/22-30 Coronation Parade, Enfield, NSW 2136

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Simon So  
0283226900



Daniel Ozmen  
0283226900

## Auction | Brand New

Brand new, stylishly appointed and conveniently located, this two-bedroom apartment boasts a spacious study area, floor-to-ceiling glass, and sleek timber-look tiling throughout. Nestled at the peaceful rear of complex facing Byer St, the sun-washed interiors offer two points of access to a wraparound entertainers' balcony, enhanced with elevated district views. The readymade property is located on the third floor of an established building, mere footsteps from local dining options, shops and bus stops.- Interconnected lounge and dining space in addition to a distinct study area- Nestled at rear of complex facing Byer Street, peaceful and quiet position- Dual outdoor flow to an all-season wraparound balcony, perfect for dining- Stone kitchen equipped with stainless steel gas appliances, breakfast bar- Two double bedrooms each feature built-in robes, master with an ensuite- Main bathroom reveals floor-to-ceiling tiles, large shower, internal laundry- Air-conditioning provides year-round comfort, roller blinds, downlighting- Readymade and never lived in, fantastic first home or investment prospect- Access to a communal rooftop terrace with sweeping views over the district- Two basement car spaces, brand new and tidy complex with low-strata fees- Walk to Enfield Public School, 1km from Strathfield Park and childcare centres  
Rental Potential = \$800pw  
Strata = \$882/qtr  
Council = \$428/qtr  
Water = \$178 + usage/qtr