

**5/49 Broadway, Punchbowl, NSW, 2196**



**Apartment For Sale**

Wednesday, 11 September 2024

5/49 Broadway, Punchbowl, NSW, 2196

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bilal Elcheikh  
0286685754

## **North-facing apartment with lock up garage, footsteps from the station and shops**

Blending convenience with lifestyle appeal, this two-bedroom apartment boasts a sunlit north-facing aspect, complemented by sleek floorboards, neutral tones, and tranquil leafy views. Offering comfortable interiors with nothing further to spend, it provides an ideal opportunity for first-home buyers or investors seeking strong growth potential. Set within a boutique garden complex, the property is just 750m from Punchbowl Station, vibrant local shops, and diverse dining options.

- Interconnected lounge/dining space enhanced with timber floors and neutral tones
- Highlight windows welcome day-round sunshine with an elevated leafy outlook
- Interiors effortlessly extend out to a relaxed all-weather balcony, ideal for unwinding
- Well-maintained kitchen features stainless steel cooktop and ample cupboard space
- Mirrored built-in wardrobes are fitted to each of the bedrooms, both double-sized
- Tidy bathroom includes an internal laundry and provides a separate tub and shower
- Air-conditioning for ongoing climate control, secure intercom access, leafy surrounds
- Desirable for first homeowners or investors seeking opportunity in a thriving market
- Single lock-up garage with space for storage, internal and external laundry facilities
- Easy eleven-minute walk to Punchbowl Station, close to premier schools and parkland