

**740/11 Canning Street, Lidcombe, NSW 2141**



**Apartment For Sale**

Wednesday, 3 July 2024

740/11 Canning Street, Lidcombe, NSW 2141

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Contact Agent

This generous apartment in Meriton's ELEMENT The Retreat complex boasts a prized northerly aspect, with floor-to-ceiling windows capturing abundant natural light throughout. A modern open plan layout includes a versatile L-shaped kitchen that allows for a more expansive lounge/dining area. Sliding doors open onto a sizeable balcony, which is also accessed via one of the two bedrooms, while a vast amount of internal storage makes for easy apartment living. With current stamp duty concessions, this is an exciting opportunity for first homebuyers to break into one of Sydney's most exciting and fast-growing residential hubs.

- Two-bedroom apartment of 80sqm on level 7 of luxury security building
- All rooms are north-facing with floor-to-ceiling windows capturing natural light
- Contemporary open plan living with expansive lounge/dining/kitchen area
- Gourmet L-shaped kitchen with stone benches offers generous dining layout
- Covered balcony of 8sqm with northerly aspect and leafy urban outlook
- Two bedrooms with built-ins, master with ensuite, 2nd bedroom with balcony access
- Two stylish fully-tiled bathrooms, internal laundry, abundant storage cupboards
- Security car space, on-site building manager, after hours security, visitor parking,
- Facilities include indoor pool, spa, sauna, gym, BBQ areas, landscaped gardens
- Onsite Woolworths Metro, cafe, restaurants, Asian supermarket, future childcare
- 650m from Olympic Park train station and new Metro station
- Moments to Bicentennial Park, Olympic Park Pool, ANZ Stadium & local restaurants
- Near major retails hubs DFO, Westfield Parramatta and Rhodes Shopping Centre
- Close to University of Western Sydney & selection of quality schools
- Excellent first home buyer or investment opportunity.

Centrally located within easy reach of the Sydney Olympic Park precinct, the apartment is conveniently close to public transport and major arterial roads. However, with the advantage of first-class amenities including on-site pool, gym, Woolworths Metro and restaurants, there's little need to travel very far.

Outgoings(approx.): Council: \$316.20 per quarter Water: \$211.46 per quarter Strata: \$1,426.76 per quarter