

8/4 Werombi Road, Mount Colah, NSW 2079

STONE

Apartment For Sale

Thursday, 4 July 2024

8/4 Werombi Road, Mount Colah, NSW 2079

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Dean Finch
0425214866



Di Finch
0425226180

Guide \$520,000

Located on the quiet side of the prestigious Mount Colah Gardens complex. This modern, North facing apartment situated in popular Block A provides an ideal lifestyle opportunity for first home buyers, investors and downsizers. Superbly presented and enjoying a substantial floorplan with easy indoor to outdoor entertaining. Security parking, a storage cage and serene gardens in the prestige block completes a brilliant scenario. Just a short walk from Mount Colah train station and shops, this is a rare opportunity not to be missed.

Features : * Bright and sunny north facing 2nd floor apartment with lift access* Open plan lounge and dining flowing to covered North facing balcony* Stone kitchen with gas cooktop, ample cupboard space and dishwasher* Large bedroom with built-in wardrobe also facing north* Spacious study, built-in desk and shelves ideal for those working from home* Generous bathroom with internal laundry facilities, linen cupboard* Secure complex with single car space close to lift and storage cage* Agent Interest

Apartment size : The Unit, Car Space and Storage Space is : 87sqm total
Unit : 72 sqm
Car Space : 13 sqm (located Level 2)
Storage Cage: 2sqm (located level 2)

Outgoings : Council Rates - \$339.40 per quarter
Water Rates - \$173.29 per quarter (fixed rates only)
Strata Levy's - \$920.00 per quarter

Location : * 8 min, 600m walk to Mount Colah Train Station* 2 min, 150 m walk to popular Bite Me Bake House* 7 min, 500 m walk to local shops & popular Jim and Harry's Lotsa Food* 2 Stations to Hornsby CBD, Westfields, Events Cinema, cafes' & restaurants* 14 min, 950m walk to Mount Colah Public School* Selection of child care include Close to Zac's & Kidopia Child Care* 3 min drive to Asquith Golf Club* Close to Bobbin Head, National Park, M1 and Northconnex

To truly appreciate what this property has to offer contact Dean 0425 214 866 or Di Finch 0425 226 180 today."We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."