

**E101/81-86 Courallie Avenue, Homebush West,  
NSW 2140**



**Apartment For Sale**

Friday, 5 July 2024

E101/81-86 Courallie Avenue, Homebush West, NSW 2140

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 178 m2**

**Type: Apartment**



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## Contact Agent

This is an amazing opportunity to get 2 apartments in 1 with a low strata of \$1289 pq! With 175 sqm on title and dual key access there is a 2 bedroom plus large study/guest room and a self-contained, air-conditioned, 1 bedroom apartment each with their own parking space and storage cage! You can live in one while renting out the other or have extended family (elderly parents/adult children) stay with you but have a level of independence. The options are endless and will enhance your living situation over a standard apartment. Access is also convenient for all ages and abilities, simply drive into the secure car park and take the lift that opens a few steps from your front door! The generous-sized bedrooms have built-in wardrobes while the bathroom has a combined shower, bathtub and laundry facility. The large study can easily transform into a 3rd bedroom with built-in wardrobe. The kitchen has stainless-steel gas cooking, oven, dishwasher and Caesarstone bench tops and combined with the air-conditioned living/dining area makes for a very comfortable space. The kitchenette has a dishwasher. Common amenities like the games room and common areas for larger groups, allow families to take full advantage of the lifestyle benefits. Additionally, families will love the choice of 2 early learning centres (one on the ground floor of the next block) as well as a pool, tennis & basketball court, gym and sauna nearby. Building E is only a 10-minute walk to the train station, local shops, Sydney Markets and sought-after schools! Plus it's 5 minutes drive to Costco, Bunnings and The Lidcombe Shopping Centre that has Woolworths, Aldi, Kmart and many more shops. At a glance: \* 2 apartments in 1 makes for a great investment and flexible living options\* East-facing with resort atmosphere and quick access to pool, gym and tennis court\* Potential rent return of \$1550 per week (\$900+\$650) \* Low strata of \$1289 pq\* 175 sqm on title, large, flexible floorplan with plenty of storage \* Easy access on level 1 and lift to car spaces \* Light-filled, spacious bedrooms with built-ins \* Study which is big enough for a 3rd bedroom \* Modern gas cooking kitchen with CaesarStone bench tops, and dishwasher \* 2 air-conditioners in living area and second apartment\* 2 secure parking spaces & lift access\* 2 storage cages in parking basement \* 10 min walk to station \* Community club with BBQ area\* Easy access to M4, Rhodes shopping & transport, Lidcombe shopping Centre