

**EG01/81 Courallie Avenue, Homebush West, NSW,  
2140**



**Apartment For Sale**

Saturday, 5 October 2024

EG01/81 Courallie Avenue, Homebush West, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## 141 SQM: East-Facing, Townhouse-Style Apartment with the Space of a 3-Bedder

Strata \$1096pq

Water \$172pw

Council \$400pq

Rent Potential \$900pw

This beautifully updated ground-floor apartment offers the comfort and feel of a townhouse, with its private entrance tucked behind manicured hedges. Boasting 141 sqm on title, this home features spacious rooms, a courtyard framed by raised garden beds, and convenient tandem parking for two cars. Freshly updated, it comes with new timber-style flooring in the bedrooms and large-format tiles in the living and kitchen areas, giving the apartment a modern, clean look.

Both bedrooms have built-in wardrobes, with the air-conditioned main bedroom also featuring an ensuite. The generous study can easily serve as a third bedroom with its own built-in wardrobe. The main bathroom is complete with a combined shower, bathtub, and laundry facility for added convenience.

The kitchen is designed for practicality and style, equipped with stainless-steel gas cooking, an oven, a dishwasher, and Caesarstone benchtops. It flows seamlessly into the air-conditioned living and dining areas, creating a bright and comfortable space for relaxation or entertaining.

Residents will enjoy a wide range of shared amenities, including a pool, tennis & basketball courts, gym, and sauna, all enhancing the resort-like atmosphere. Families will appreciate the convenience of two early learning centres nearby, as well as common areas designed for larger gatherings.

Situated in Building E, this apartment is just a 10-minute walk from the train station, local shops, and Sydney Markets, with easy access to sought-after schools. Additionally, you're only a 5-minute drive from major retail hubs like Costco, Bunnings, and The Lidcombe Shopping Centre, which offers Woolworths, Aldi, Kmart, and more.

At a glance:

- \* Freshly updated with new timber-style flooring in the bedrooms
- \* East-facing with townhouse-style private entrance
- \* Resort-like atmosphere with quick access to the pool, gym, and tennis court
- \* Spacious 141 sqm on title with a flexible floorplan
- \* Light-filled bedrooms with built-in wardrobes
- \* Large study that can serve as a third bedroom
- \* Modern kitchen with gas cooking, Caesarstone benchtops, and dishwasher
- \* Two air-conditioners in the living area and main bedroom
- \* Two secure tandem parking spaces with lift access
- \* 10-minute walk to the train station
- \* Community club with BBQ area
- \* Close to Flemington Markets
- \* Convenient access to the M4, Rhodes shopping, and Lidcombe Shopping Centre