

**EG07/81 Courallie Avenue, Homebush West, NSW,
2140**



Apartment For Sale

Monday, 14 October 2024

EG07/81 Courallie Avenue, Homebush West, NSW, 2140

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

153 SQM: North-Facing, Freshly Renovated with a Huge Courtyard

Strata: \$1096pq

Water: \$172pq

Council: \$446pq

Rent Potential: \$900pw

This beautifully updated ground-floor apartment has been renovated with new timber-style flooring and painted throughout giving it a near new feeling. Blessed with a huge, north-facing, wrap-around courtyard with a raised garden bed, there's an outdoor view from almost every room.

Both bedrooms have courtyard access, built-in wardrobes, with the air-conditioned main bedroom also featuring an ensuite. The study provides a secluded work from home space and storage cupboard. 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 and painted throughout
- * North-facing with a huge courtyard for relaxing and entertaining
- * Resort-like atmosphere with quick access to the pool, gym, and tennis court
- * Spacious 153 sqm on title
- * Light-filled bedrooms with built-in wardrobes
- * Study to work from home
- * 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