

E409/81-86 Courallie Ave, Homebush West, NSW 2140



Apartment For Sale

Friday, 19 April 2024

E409/81-86 Courallie Ave, Homebush West, NSW 2140

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Apartment



Richard Li

JUST LISTED

An exceptional opportunity is available for savvy investors or first-time homebuyers to purchase this expansive 4-bedroom dual-key apartment in 'Centenary Park' estate, this modern living space provides a perfect blend of serenity and the potential for attractive rental returns. This Dual-Key apartment comprises two distinct units under a single title: Unit E409: 3 Bedrooms, 1 Bathrooms, 1 Car Space – Market rental price \$800 - \$850/week Unit E409A: 1 Bedrooms, 1 Bathroom, 1 Car Space - Market rental price \$500 - \$550/week. This unique layout offers not only promising rental returns for investors but also an opportunity for first-time homebuyers to take advantage of Stamp Duty exemptions. They can choose to live in one part of the apartment while renting out the other segment as a separate unit, helping to offset their mortgage payments. Additionally, families looking for proximity to parents, relatives, or extended family members will appreciate the apartment's flexible design. Nestled in the heart of Centenary Park, Homebush West, this contemporary and sunlit apartment is just a short stroll from Flemington train station, prestigious local schools, charming cafes, and restaurants. The complex boasts a wide range of amenities, including a swimming pool, tennis court, BBQ area, community club with a music theatre, a recreation park with fountains and water features, a gym, sauna, spa, as well as a children's playground, childcare centers. Additionally, within close distance to Flemington station, Flemington market, shops, restaurants, Homebush West Primary school. And it's just a minutes' drive to Sydney Olympic Stadium, Strathfield Centre, DFO, Costco, Lidcombe Shopping Centre and Rhodes water side centre. - Good sized bedrooms with built-ins - Modern bathroom with bath tub - Spacious living and dining area - Modern kitchen with stainless steel appliances, including dishwasher - Air conditioning - Internal laundry with dryer - Good sized balcony - Security car space - Security building with intercom access - Council: \$400 per quarter (approximately) - Strata: \$1300 per quarter (approximately) - Water: \$180 per quarter (approximately)