

# G16/3 Gerbera place, Kellyville, NSW 2155



## Apartment For Sale

Sunday, 17 December 2023

G16/3 Gerbera place, Kellyville, NSW 2155

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Kay Kim

0422532092

**Must be sold, Private inspection available.**

This remarkable two-bedroom plus large study room with a window apartment offers a total size of 182sqm on title providing an abundance of space and comfort. The gourmet gas kitchen, spacious open-plan living, floor-to-ceiling glass sliders opening to the huge sun-filled balcony are highlights of this apartment. This apartment maximizes functionality in the kitchen and provides extra storage in the entry area, along with easy maintenance with oak flooring throughout the internal area. This is an outstanding opportunity to secure a low-maintenance home in this coveted location, close to Bella Vista Metro station, Norwest Business Park, Castle Towers, Hills Private Hospital, and other amenities. Property Features: -?Plenty of internal storage and a large balcony for kids' play or private garden. -?Oversized lounge/dining with an open-plan living area leading to the balcony. -?Engineered oak flooring throughout the internal area. -?Kitchen features an engineered stone island benchtop, double sinks, dishwasher, and gas-equipped European appliances. -?Split air-conditioning system in the living area and master bedroom. -?Secure basement parking with 2 car spaces. -?Cage storage in the underground car park. -?Security intercom system. -?Large rooftop common area available for BBQs, birthday parties, etc. -?Council rate: \$259/quarter -?Strata levy: \$1,100/quarter (approx.) -?Water rate: \$280/quarter (approx. fixed cost only) The Location: -?Bella Vista Primary School catchment. -?Minutes walk to Bella Vista Metro Station (800 m). -?150m (2 mins) walk to T-Way bus station providing an express bus to CBD QVB via M2 highway, and to Parramatta station via Westmead Hospital. -?3 mins drive to Norwest Business Park. -?5 mins drive to Norwest Private Hospital. -?8 mins drive to Rouse Hill Town Centre. -?10 mins drive to Castle Towers in Castle Hill. -?Quick access to both M2 and M7 highways. -?15 mins to Macquarie University or Macquarie Park via Metro. 24 mins Metro ride to Chatswood. For more information, please contact Kay Kim at 0422 532 092 or [kay@norwestproperty.com.au](mailto:kay@norwestproperty.com.au)."