

Q303/81 Courallie Ave, Homebush West, NSW, 2140

marsden
REAL ESTATE

Studio For Sale

Thursday, 31 October 2024

Q303/81 Courallie Ave, Homebush West, NSW, 2140

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Studio



Ray Ghannoum

Investor's Delight or Ideal First Home Opportunity!

Marsden Real Estate is thrilled to present this stylish studio apartment, perfectly crafted for those seeking easy, modern living with a stress-free commute. This contemporary residence combines the benefits of low-maintenance upkeep with the peace of mind of secure apartment living as well as a Strong Investment Potential!

Nestled conveniently close to both Homebush and Flemington train stations, with quick access to the M4 motorway, this property provides an ideal opportunity for savvy investors or first-time buyers looking to enter the market with confidence.

Property Features:

- Versatile living and bedroom space with mirrored built-in wardrobe
- Sleek floating vinyl flooring, combining durability with style
- Modern kitchen featuring stone benchtops, gas cooking, and dishwasher
- Stylishly finished, fully tiled bathroom
- Comfort year-round with split system air conditioning, plus a private balcony
- Secure intercom entry, elevator access, and dedicated basement parking with remote control access
- Resort style facilities included pool & gym, tennis & basketball courts and spa facilities in the complex
- Currently leased at an attractive \$470 per week, providing solid returns for investors.

Contact our office today to schedule your inspection and discover all that this fantastic studio apartment has to offer!

Outgoings:

- Strata Levy \$595.00 per quarter
- Water Rates \$173.00 per quarter
- Council Rates \$446.00 per quarter

Disclaimer: All information contained herein is sourced from reliable sources; however, we advise prospective buyers to make their own enquiries to confirm accuracy.