

205/2-4 Parc Guell Drive, Campbelltown, NSW, 2560 **Harcourts**

Terrace For Sale

Tuesday, 1 October 2024

205/2-4 Parc Guell Drive, Campbelltown, NSW, 2560

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Terrace



Shaun Moss
0246287444

Unbeatable Location!! Sophisticated Design & Modern Living in Perfect Harmony

Timed Sale finishes on Wednesday 16th October @ 2pm. Successful purchase will be subject to a cooling off period. *THIS IS NOT AN ONLINE AUCTION.

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<https://buy.realtair.com/properties/144676>

Welcome to Park Central Apartment 205 A Sophisticated Ground-Floor Gem in an Unbeatable Location! Just 165 metres from the vibrant Macarthur Square shopping centre and a mere 650 metres walk to Macarthur train station, this large split-level apartment offers convenient access for all ages, making it the perfect blend of style and functionality. This stunning apartment provides the perfect indoor-outdoor lifestyle, boasting four separate balconies that flood the home with natural light. Ideal for families, it offers ample space to relax and entertain, blending comfort with a bright, airy atmosphere.

The sleek, modern kitchen is a chef's dream, boasting 20mm stone benchtops, stainless steel appliances, and a dishwasher. With abundant preparation space, ample cupboard storage, and a spacious breakfast bar, it seamlessly overlooks the open-plan living areas perfect for family gatherings and entertaining. Additionally, the eat-in dining space offers more storage cupboards and direct access to the front balcony, enhancing the indoor-outdoor connection.

The spacious lounge room is designed for relaxation, featuring a split system air conditioner, natural gas heating and cozy carpeting for added comfort. Glass sliding doors lead to the front balcony, where you can enjoy the warmth of the morning sun, creating a seamless indoor-outdoor living experience. The room also boasts a convenient study nook, perfect for a children's study area or a dedicated space for your home office.

Heading upstairs to the accommodation, you'll find a second access door directly from the elevator ideal for easy entry after parking in the double lock-up garage. This thoughtful design ensures a smooth and pleasant transition to your second-level back door, adding extra convenience to your everyday life. All three bedrooms are generously sized, each featuring handy mirrored built-in wardrobes and plush carpeting. Two of the rooms come with their own private balconies, perfect for enjoying fresh air and views. The king-sized master bedroom boasts a large modern ensuite bathroom and a wrap-around balcony offering stunning vistas. Completing the accommodation is a contemporary main bathroom, elegantly designed with floor-to-ceiling tiles, stone vanity benchtops and a bathtub for the kids, and a spacious shower.

Strata: \$1,855.00P/Q
Council Rates: \$324.90P/Q
Water Rates: \$172.79P/Q
Weekly Rent \$690.00

This stunning apartment is currently tenanted, with a lease in place until July 17, 2025, generating a weekly rent of \$690.00. This offers a fantastic investment opportunity for buyers or is ideal for first-time homeowners who aren't in a rush to move in and can enjoy rental income until the lease expires. Properties like this gem are rarely available and are held onto tightly. Don't miss your chance call Shaun today or visit my open house on Saturday.

* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.