

**1/179 Pennant Hills Rd, Carlingford, NSW, 2118**



**Townhouse For Sale**

Thursday, 1 August 2024

1/179 Pennant Hills Rd, Carlingford, NSW, 2118

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Stunning 3 Bedroom Townhouse in Carlingford West Public Catchment with No Strata Levy

Discover your dream home in the heart of Carlingford! This beautifully presented modern townhouse offers the perfect blend of comfort and convenience, ideal for those seeking a stylish and low-maintenance lifestyle. It's in a small complex of five.

Key features:

- Separate Living & Dining: Enjoy a separate living and dining area that creates a light and airy ambiance, perfect for both relaxation and entertaining.
- Contemporary Design: The apartment boasts a sleek, modern kitchen with top-of-the-line appliances, ample storage, and elegant finishes that make cooking a pleasure.
- Comfortable Bedrooms: Three generously sized bedrooms with built-in wardrobes offer plenty of space and privacy.
- Luxurious Bathroom: A stylishly appointed bathroom with high-quality fixtures and fittings ensures a touch of luxury every day.
- Local Schools: Within Carlingford West Public School and Cumberland High School Catchment. It's also close to James Ruse High School, Kings and Tara Private School.
- Additional Features: Enjoy the benefits of double garage plus a storage room, a private courtyard, a internal laundry, a guest toilet and ducted air conditioning for year-round comfort. Property with access controlled driveway with additional visitor parking and carwash bay within the complex.
- Outgoing: No strata levy, council rate \$325/pq, water rate \$171/pq
- Total size 235m<sup>2</sup>

Location feature:

- 120M to bus stops to Epping, Macquarie Park and Parramatta
- 700M to Cumberland High School
- 900M to Carlingford West Public School
- 900M to James Ruth High School
- 1.2KM to Light Rail Station
- 2.2KM to Carlingford Village/Court shopping centres

Whether you're a first-time buyer or a savvy investor, this immaculate townhouse offers exceptional value and convenience. Don't miss out on the opportunity to make this beautiful space your new home!