

**38/221 North Rocks Road, North Rocks, NSW 2151**



## **Townhouse For Sale**

Thursday, 11 July 2024

**38/221 North Rocks Road, North Rocks, NSW 2151**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Tracy Ju

0451780388

**Price Guide: \$1,100,000 - 1,200,000**

Experience the pinnacle of luxury living in the heart of North Rocks with this exquisite contemporary townhouse. This residence showcases modern design and premium finishes, providing a sophisticated lifestyle for discerning buyers. Perfectly positioned for convenience, it is surrounded by top-rated schools, vibrant shopping areas, beautiful parks, and efficient public transport options. This property is ideal for growing families, individuals seeking a refined living experience, or investors looking for a lucrative opportunity. For investors, the expected rental yield is highly attractive, with an estimated market rental income of approximately \$850 per week.

**Key Features:**

- **Elegant Living and Dining Areas:** Polished floorboards exude sophistication.
- **Master Suite:** Includes an ensuite bathroom and built-in wardrobe.
- **Versatile Attic Space:** Ideal as a media room or easily converted into a third bedroom.
- **Climate Control:** Split-type air conditioning system for year-round comfort.
- **Convenience:** Two bathrooms and three toilets around the townhouse.
- **Modern Kitchen:** Features stainless-steel appliances, stone benchtops, gas cooktop, and dishwasher.
- **Parking:** Internal access to two designated parking spaces.
- **Outdoor Space:** Low-maintenance courtyard perfect for relaxation.
- **Prime Location:** Close to parks, shopping centers, public transport, and within the catchment of North Rocks Public School and Muirfield High School.

**Quarterly Outgoings:** Council Rates: \$316.20  
**Strata Levies:** \$1,226.58  
**Water Charges:** Approximately \$250.00

Don't miss this unparalleled lifestyle opportunity in one of North Rocks' most sought-after locations. Call us now to book a private inspection or join us for an open house inspection!