

**11/4 Marlborough Rd, Homebush West, NSW, 2140**

EXCLUSIVE REAL ESTATE

**Unit For Sale**

Wednesday, 31 July 2024

11/4 Marlborough Rd, Homebush West, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Oversized & Sun Drenched

Experience the pinnacle of comfort with this residence featuring double brick construction, oversized living areas, a dedicated study/home office, and a spacious, North East facing entertaining terrace. This opportunity is too good to miss!

Situated within a secure complex on the first floor ideally positioned at the rear of the block, this home boasts new timber flooring and is move-in ready. Ideal for first-home buyers eager to settle in or astute investors expecting a rental return of around \$680-\$700 per week.

Located just moments away from Homebush West Shopping Village, esteemed schools, lush parks, Hudson Park Golf Course, Sydney Olympic Park, Flemington Train Station, and convenient bus stops, this property offers both convenience and lifestyle.

### Features Include:

- Positioned at the rear of the complex, away from Marlborough Rd
- Generous open-plan living and dining area, flowing to a sun-drenched balcony
- Study nook off the dining area, creating a spacious feel
- Two oversized bedrooms with built-in wardrobes; master bedroom with ensuite and sunroom, and the second bedroom with balcony access
- Modern kitchen with ample storage, gas cooking, dishwasher, and stainless steel appliances
- Modern master bathroom with combined bath and shower
- Internal laundry with Simpson dryer
- Split system A/C, lift access, secure car space, and storage cage

Don't miss out on this exceptional property!