

**15/1 Browne Parade, Warwick Farm, NSW, 2170**

**CENTURY 21**

**Unit For Sale**

Wednesday, 23 October 2024

15/1 Browne Parade, Warwick Farm, NSW, 2170

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sonia Poulos

## **SUPER SIZED**

Generous proportions with a free flowing design creating an inviting environment for comfortable living and entertaining. Buyers will love the bright northerly aspect and the appeal of a central setting with it's walk to everywhere convenience.

What's important to you

- Substantial master with built-in robe
- Open plan living
- Well appointed kitchen
- Extra large main bathroom
- Floating floors throughout
- Air conditioning
- Internal laundry
- Large balcony
- Single secure car space plus storage cage
- Positioned on Level 3
- Security building with lift access
- Internal area including balcony 62m2, Parking + Storage 17m2 - total 91m2

""ENTRY VIA CRN OF GEORGE STREET & HUME HIGHWAY""

OUTGOINGS:

Strata Levies: \$920.55 per quarter approx

Council Rates: \$329.00 per quarter approx

Water Rates: \$172.79 per quarter approx

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