

**33/1 Lydbrook Street, Westmead, NSW 2145**

**McGrath**

**Unit For Sale**

Friday, 5 July 2024

33/1 Lydbrook Street, Westmead, NSW 2145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 136 m2**

**Type: Unit**



Amit Nayak  
0294077800



Ritesh Nayak  
0294077800

**\$670,000 - \$720,000**

Move-in ready and centrally situated, this spacious apartment is ideal for first-time buyers, downsizers, or investors. Featuring a thoughtfully designed open floor plan, the unit is filled with natural light while offering a private setting. It boasts proximity to parks, bus stops, schools, Coles shopping center, Westmead hospital precinct, Westmead Station, Parramatta CBD, and the M4 motorway.- Open, adaptable floor plan with ample space, natural ventilation and split a/c- Modern kitchen equipped with ample storage, dishwasher, gas cooking, and oven- Three generously sized bedrooms all with built-in wardrobes, master features ensuite- Bathroom with floor-to-ceiling tiles, combined bathtub and shower- Living area with split system air conditioning, downlights, and laminate flooring throughout- Top floor balcony with private views and plenty of natural light- Convenient internal laundry- Secure basement parking with double car space parking