

6/62 Macdonald Street, Lakemba, NSW 2195



Apartment For Sale

Tuesday, 21 May 2024

6/62 Macdonald Street, Lakemba, NSW 2195

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Apartment



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For Sale \$480,000

Welcome to a wonderful solid double brick apartment in the buzzing and centrally located suburb of Lakemba. Set within a small-rise block of 8 apartments this property opportunity is one for owner occupiers, investors, first home buyers, superannuation funds looking to enhance their portfolio, out-of-area buyers and those upgrading from alternative accommodation. Do not miss out on this rare opportunity to own a solid and secure apartment in one of Lakemba's most sought-after streets. This apartment has a versatile floor plan catering to varying buyer types with minimal common walls, privacy, sunlight and a spacious living area providing the perfect setting for hosting gatherings, family events and creating memories with your loved ones. Embrace the convenience of urban living with everything you need right at your doorstep. For those commuting, enjoy the close proximity and central position to transport options including train, bus and local parks. Everything you need is within walking distance making it the ultimate lifestyle destination whether you are an avid suburban or urban-style buyer. This property is located within minutes of Lakemba town centre, Lakemba train station, bus transport, various educational facilities, shopping options, cafes, and restaurants. Within 20 minutes of Sydney Olympic Park, Bicentennial Park, cycle pathways, Accor Stadium, Qudos Bank Arena, ENGIE Stadium, Costco, Sydney Showground, Rod Laver Arena and many more versatile entertainment options. The apartment location is extremely convenient for those working at Sydney Airport and Port Botany as well as the Sydney CBD. Ready to be sold, this is your chance to enter a vibrant market in the desired postcode of 2195.

Accommodation & Key Attributes:- Top-floor apartment with high ceilings, quality natural light, minimal common walls, elevated district views, airflow, privacy and located in a sought-after street in Lakemba.- Double brick construction, nice kitchen for cooks, chefs and baking enthusiasts with a lovely outlook and adjoining quality-sized internal laundry.- Excellent block with quality strata management, clean common areas and well-maintained by the owner's committee which adds value.- Two bedrooms, the master with an entertainer's balcony and the second bedroom with a built-in wardrobe.- Fantastic opportunity for first-time home buyers looking to secure their own piece of real estate in the Canterbury-Bankstown council area.- Quality investment nest egg for investors and superannuation funds looking to increase their investment portfolio and have a solid rental income stream.- Light-filled living and dining areas for all year-round entertaining and enjoyment.- Renovated family-sized bathroom with separate bathtub, shower, toilet and vanity. Incredibly suitable for those with newborns or young children.- A welcoming ambience and extremely convenient for those requiring access via train to the City of Sydney, Homebush and surrounding.- nbn® Hybrid Fibre Coaxial (HFC) connected, ceiling fans and a linen cupboard for added storage. - Oversized remote lock-up garage, secure intercom access, well-maintained common areas and pet-friendly (subject to strata approval).

Local Amenities & Community Points Of Interest:- Set in the school catchment zones for Hampden Park Public School, Wiley Park Girls High School, Belmore Boys High School and upcoming local area changes with Kingsgrove North High School. There is additional access via catholic and selective schools including Holy Spirit Catholic College Lakemba, Al Hikma College, St Therese's Catholic Primary School and Rissalah College.- 5-minute walk to Lakemba train station for access to the city of Sydney.- 25-minute drive to Sydney Domestic & International Airports plus Port Botany.- 30-minute drive to the Sydney CBD for city life entertainment, work and shopping.- Presents a lifestyle of convenience as a walk to everywhere address from Parry Park, Sports Centre, playing fields, Lakemba town centre, cafes, supermarkets, eateries and nearby suburbs including Roselands, Bankstown, Wiley Park, Canterbury, Belmore, Belfield, Campsie, Punchbowl and Greenacre.

Approximate Outgoings Per Quarter:Council: \$287.74pq approx.Water: \$178.42pq approx.Strata: \$788pq approx.Total Size Overall: 89.9m² approx. (as per contract for sale and strata plan). Apartment Size: 70.6m² approx. (as per contract for sale and strata plan). Remote Garage Size: 19.3m² approx. (as per contract for sale and strata plan).Tenanted: Yes. The tenant is paying \$460 per week on an expired lease.Strata Report Available: Yes.For more information or to discuss this property, please contact:Patrick Wedes | 0418 356 789.Myanna Wedes | 0431 927 391.Taj Melrose | 0475 389 054.Office: 02 9599 4044.Direct Line: 02 7229 1231.Award Winning Local Specialist Family Team.Social Media: @TeamWedesBellePropertyBelle Property Platinum Elite Agents FY23, FY22 & FY21.*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided.