

# 9/9 Meadow Crescent, Meadowbank, NSW, 2114



## Unit For Sale

Wednesday, 11 September 2024

9/9 Meadow Crescent, Meadowbank, NSW, 2114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Leighton Avery  
0410613235



Lochlan McDermott  
0434680662

## Perfect First Home or Investment Opportunity | Prime location opposite Memorial Park

Ideally positioned opposite Memorial Park, this beautifully renovated two-bedroom unit showcases functionality and tasteful upgrades throughout. Offering a spacious stone kitchen, a modern bathroom, large bedrooms and a well-proportioned combined living room, this residence promises a lifestyle of ease and enjoyment.

The properties prime location affords you easy walking distance to Meadowbank Train Station, Ferry Wharf, Village Bay Plaza and surrounds you with open parklands and riverside cycleways making this a stand out location for daily commuters that also enjoy the great outdoors.

### Property Highlights |

- Step foot into a combined living and dining room with floating floorboards underfoot and split system A/C
- The modern kitchen enjoys stone bench tops, quality appliances including a dishdraw, glass splashbacks and plenty of cupboard space
- Two generously proportioned carpeted bedrooms with built in robes and block out blinds
- Modern bathroom with shower over bath and floor to ceiling tiles
- Generous lock up garage
- Internal laundry plus linen cupboard for additional storage
- Private undercover balcony off the living room with a second balcony off the main

### Location Highlights |

- 100m to Memorial park for riverside walks and cycleways
- 350m to Meadowbank Ferry Wharf
- 500m to Meadowbank Village Plaza
- 500m to Meadowbank Train Station
- 1.3km to Marsden High School
- 1.7km to West Ryde Public School

Disclaimer | All information provided has been gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and any interested persons should rely upon their own enquiries. Some photos may include location/lifestyle/virtual furniture images – all measurements/distances/locations/boundaries are approximate. Any interested persons are to rely upon their own enquiries.