



## Mascot, 301/1 Gearin Alley

Spacious 1 Bedroom Apartment With Oversized Study/Home Office or Guest Accommodation!

This luxurious apartment is located in the highly sought after Mascot Central "The Strand" & is only a short walk to onsite shopping, cafes, restaurants, Mascot train Station & nearby to Sydney airport. Whether you are a first-time buyer, executive, downsizer or investor, this is the perfect low maintenance investment.

Designed for ultimate easy-care living, this luxurious apartment has a wonderful layout framed by an entertainer's balcony & beautiful outlook over the common area garden & children's play area.

The user friendly design allows for effortless entertaining, featuring a spacious open plan living & dining area that seamlessly connects to the modern kitchen & balcony.

The kitchen is beautifully appointed with quality appliances, dishwasher, breakfast bar and



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
SOLD

**View**  
[ljhooker.com.au/2CWSF8K](https://ljhooker.com.au/2CWSF8K)

**Contact**  
**Matthew Lucas**  
0416 010 085  
[mlucas.blacktown@ljhooker.com.au](mailto:mlucas.blacktown@ljhooker.com.au)

**LJ Hooker Blacktown**  
(02) 9621 1222

an abundance of cupboard and bench space. This unique 1 apartment offers a generous sized master bedroom with built in robe & balcony access plus the bonus of an oversized study or guest room which is perfect for those who work from home or require guest accommodation. Ample car accommodation is available with a single car space & large lockable storage area.

Featuring quality inclusions & fixtures like downlights, gas cooking, dishwasher, built ins & much more. This impressive complex features an indoor pool, gym & sauna. With too many extra features to list an inspection is a must!

Council rates approx. \$374.20 per quarter

Water rates approx. \$175.98 per quarter (Fixed charges)

Strata rates approx. \$1309.50 per quarter (Admin/capital works)

Total area 108m2 (Living & balcony 87m2 - Car space 15m2 - Storage 6m2)

This beautiful apartment simply will not last! So be quick & call now! Call Matthew Lucas from LJ Hooker Blacktown now on 0416 010 085.

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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 2CWSF8K   |
| <b>Property Type</b> | Apartment   |
| <b>House Size</b>    | 108 m2  |
| <b>Including</b>     | Air Conditioning<br>Toilets (1)<br>Pool<br>Balcony<br>Gym<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking |

### Matthew Lucas 0416 010 085

Sales Manager & Licensed Real Estate Agent |  
mlucas.blacktown@ljhooker.com.au

### LJ Hooker Blacktown (02) 9621 1222

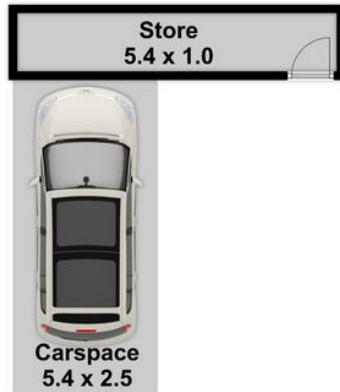
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# 301 / 1 Gearin Alley, Mascot



Please note:  
Floorplan measurements are a guide only.  
All dimensions are approximate in their distance and volume.  
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



- 1 [Bedroom icon]
- 1 [Bathroom icon]
- 1 [Car icon]



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