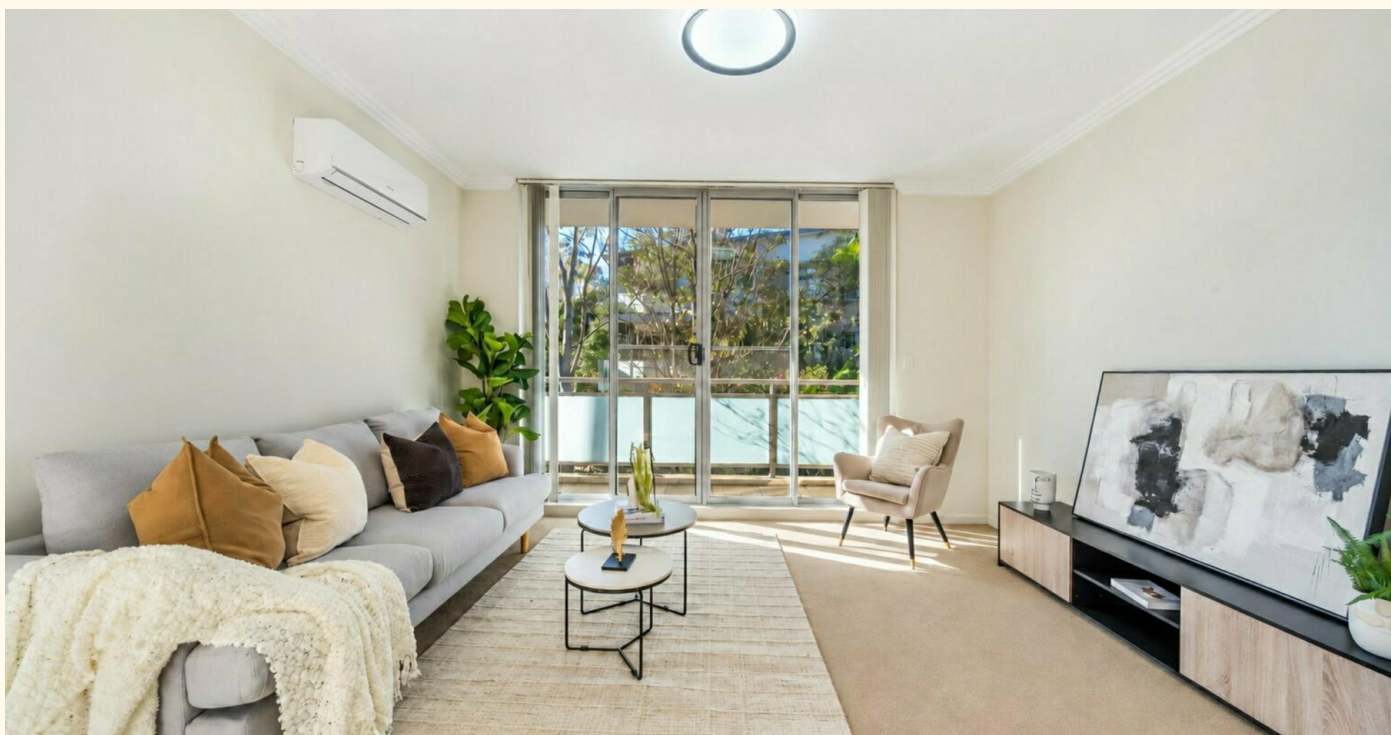


66/54-62 Nijong Drive, Pemulwuy

EXCEPTIONAL SPACE, SUN-FILLED INTERIORS & A STUNNING LAKESIDE SETTING

Expansive interiors, abundant natural light and a picturesque lakeside setting define this beautifully presented two-bedroom residence. Occupying a corner position within a landscaped apartment complex, the home offers an impressive sense of space, with glazing on two sides illuminating the generous living and dining area. A substantial covered wraparound balcony extends the interiors outdoors, creating an inviting setting for relaxed living and entertaining.

Beyond the apartment, a stunning man-made lake, tranquil water scenery and established greenery bring a distinctive beauty to the surrounding neighbourhood. Combining this exceptional setting with spacious bedrooms, a contemporary gas kitchen, two bathrooms and side-by-side parking, the residence offers a refined balance of comfort, space and lifestyle.

Property Features:

- expansive open-plan living and dining area providing generous proportions for everyday living and entertaining.
- large sliding glass doors on two sides invite abundant natural light,

2 2 2

FOR SALE

\$655,000 - \$695,000

VIEW

Wed 14th Oct @ 5:00PM - 5:30PM

AGENTS

Vincent Zhang
0481 366 899
vincent@ljhcabramatta.com.au

AGENCY

LJ Hooker Cabramatta
(02) 9726 5566

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.

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enhancing the bright interiors and their connection to the leafy surroundings.

- impressive covered wraparound balcony, accessible from both the lounge and dining areas and offering ample room for outdoor dining and relaxation.
- Contemporary galley kitchen featuring gas cooking, a stainless steel oven, dishwasher, ample cabinetry and generous bench space.
- Two spacious bedrooms both with built-in wardrobes, soft carpet and large windows.
- Well-appointed main bedroom featuring a private ensuite and additional built-in wardrobe space.
- Main bathroom finished in a timeless neutral palette, complete with a separate bathtub, glass-enclosed shower and generous vanity storage.
- internal laundry with a wall-mounted dryer, plus a separate linen cupboard for practical everyday storage.
- welcoming entrance foyer providing a defined arrival space and separation from the main living areas.
- two side-by-side car spaces and a separate storage room, as illustrated on the floor plan.
- Intercom entry and landscaped communal grounds within an established residential complex.

Location Highlights:

- an exceptional setting beside a stunning man-made lake, with tranquil water, landscaped banks and mature trees creating a picturesque neighbourhood backdrop.
- surrounding lakeside paths and green corridors offer beautiful spaces for morning walks, leisurely afternoons and enjoying the outdoors.
- local shopping and everyday essentials at Pemulwuy Marketplace.
- a choice of recreation spaces in the surrounding area, including Bathurst Street Park, Roberta Street Park and Dirrabari Reserve.
- greystanes Shopping Centre and Cumberland Country Golf Club among the wider area's shopping and leisure destinations.
- greystanes Public School and Greystanes High School located within the surrounding district. School enrolment eligibility is subject to confirmation.

Outgoings:

- Strata levies: Approximately \$1,005 per quarter.

For further information or to arrange an inspection, please contact Vincent Zhang 0481 366 899.

Disclaimer:

LJ Hooker Cabramatta has obtained the information in this advertisement from sources believed to be reliable; however, its accuracy and completeness cannot be guaranteed. Interested parties should make their own enquiries and rely on their own inspections and advice. All dimensions, floor plans and outgoing are approximate and subject to verification. Aerial and location photographs depict the surrounding area and do not represent views from the apartment. Furniture and styling items are excluded from the sale unless expressly included in the contract. School catchments and enrolment eligibility should be verified directly with the relevant authorities.

MORE DETAILS

Property ID	1G07F8S
Property Type	Apartment
House Size	138 m2
Land Area	138 m2
Including	Ensuite
	Air Conditioning
	Alarm
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking
	Remote Garage

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