



3/50 Nijong Drive, Pemulwuy

Ground Floor Sanctuary in Pemulwuy's Most Sought-After Boutique Complex

Opportunities like this are few and far between. Nestled in what is arguably Pemulwuy's most exclusive boutique apartment complex, this stunning ground floor apartment offers a lifestyle of convenience and easy living-just moments from the lake.

Perfectly positioned for those seeking effortless access, this versatile 2-bedroom, 2-bathroom home is ideal for downsizers looking to stay connected to the community. With popular cafes, shops, and bus transport right at your door, you can leave the car at home and enjoy everything this vibrant location has to offer.

The open-plan living and dining area flows seamlessly out to a private, sun-drenched enclosed courtyard-your own peaceful retreat to enjoy year-round.

Key Features:

Rare Ground Floor Position: Easy access with a private enclosed courtyard

Boutique Complex: Full brick construction with only 20 apartments

2 2 1

FOR SALE
Contact Agent

VIEW
Sat 3rd Oct @ 12:30PM - 1:15PM

AGENTS
Leanne Nehme
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AGENCY
LJ Hooker Bella Vista
02 8608 2332

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.

LJ Hooker

2 Bedrooms | 2 Bathrooms: Master with ensuite and built-in wardrobes
Designer Kitchen: Stone benchtops and stainless steel gas appliances
Secure Parking: 1 basement car space plus separate lockable storage
Comfort & Convenience: Split system A/C, intercom, and internal laundry
Walk to Everything: Shops, parks, cafes, and transport at your doorstep

The Details:
Strata: \$1,425.56 per quarter
Water Rates: \$216.53 per quarter
Council Rates: \$325 per quarter

Ground floor apartments in this coveted position are rare. Don't miss your chance to secure a home that offers both privacy and easy access to everything Pemulwuy has to offer.

MORE DETAILS

Property ID	7DRHHJ
Property Type	Unit
Including	Ensuite Toilets (2)

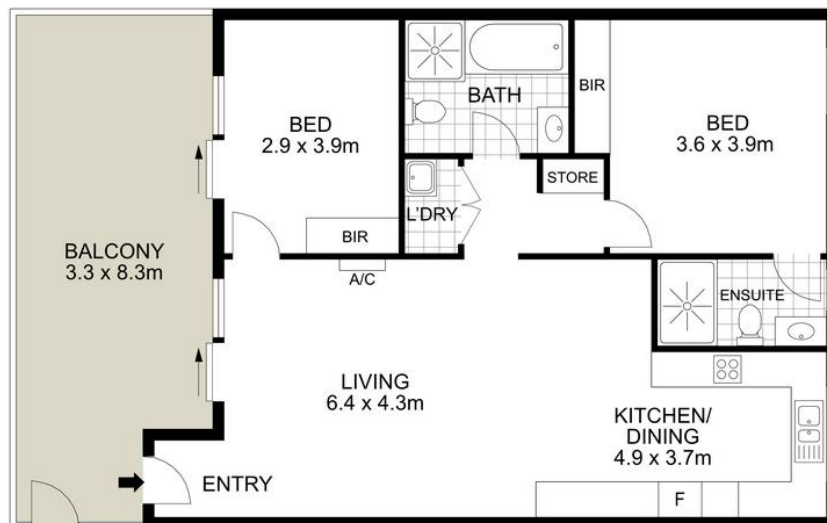
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STORAGE
CAGE



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.