

Prospect, G01/8B Myrtle Street

Large 3 Bedroom Ground Floor Apartment With Study!
Expansive Entertainers Courtyard!

Designed for ultimate easy-care living, this immaculate 3 bedroom plus study ground floor apartment has a wonderful layout framed by an expansive entertainer's courtyard.

This rare 3-bedroom apartment is located in a secure gated complex, whether you are a first-time buyer to get into property market, young family, down sizer or investor, this is a perfect low maintenance easy care property that doesn't come available very often!

The family friendly floor plan allows for effortless entertaining, featuring a spacious & interactive open plan design that seamlessly connects with the kitchen, dining and expansive courtyard. The oversized kitchen is beautifully appointed with quality appliances, breakfast bar and an abundance of cupboard and bench space. The main bathroom caters for all the family needs and offers a large bath, shower and toilet. Boasting 3 good size bedrooms all with courtyard access, built in robes plus an ensuite to the main and a large



For Sale
SOLD

View
ljhooker.com.au/2CVCF8K

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LJ Hooker Blacktown
(02) 9621 1222

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.

study area.

The oversized courtyard is an entertainers delight and is the perfect space for private family gatherings or for the kids to run & play. The courtyard has direct access to the landscaped leafy common areas which includes a BBQ area, walkways & children's playground. Ample car accommodation is available with the added convenience of a tandem (2 car) car space in the basement carpark & plenty of visitor parking.

Featuring quality inclusions & fixtures like tiled flooring, R/C air conditioning, gas cooking, dishwasher, built ins, fixed tv cabinetry, fold out clothesline, NBN, generous storage room and much more. With too many extra features to list an inspection is a must!

Council rates approx. \$280 per quarter

Water rates approx. \$173 per quarter (fixed charges)

Strata rates approx. \$904.18 per quarter (admin/capital works)

Total area approx. 180m2 (148m2 living & courtyard & 28m2 car space & 4m2 storage)

Located in the popular school catchment zone for Blacktown South Primary & Mitchell High School & an excellent choice of private school options. This beautiful home simply will not last! So be quick & call now! Call Matthew Lucas from L J Hooker Blacktown now on 0416 010 085.

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More About this Property

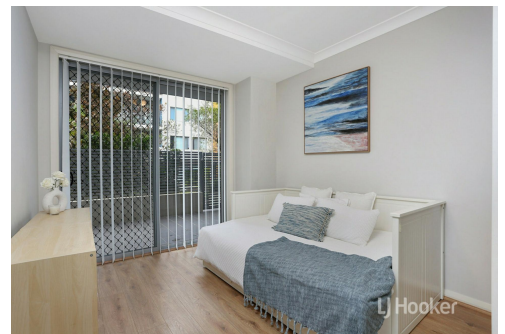
Property ID	2CVCF8K
Property Type	Unit
Including	Study Air Conditioning Intercom Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Matthew Lucas 0416 010 085

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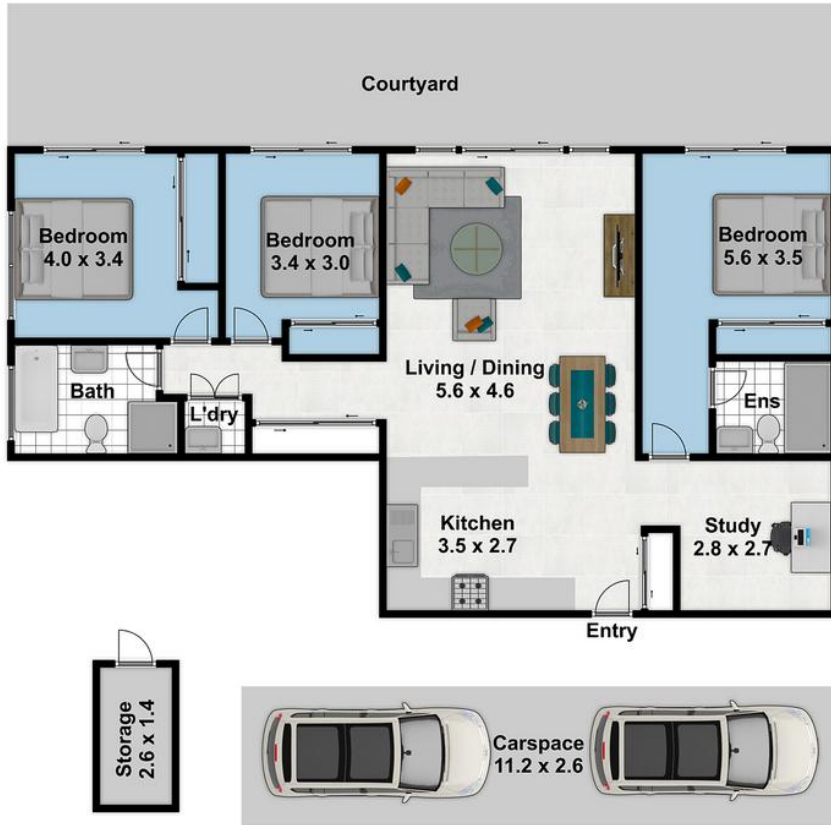
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1 / 8B Myrtle Street, Prospect



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.



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-  2
-  2



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