

**12/13 Hart St, Warwick Farm, NSW, 2170**

**CENTURY 21**

## **Apartment For Sale**

Saturday, 21 December 2024

12/13 Hart St, Warwick Farm, NSW, 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sonia Poulos

## **NORTH FACING FREE STANDING APARTMENT**

Complemented by an abundance of natural light and conveniently positioned in a central location making it ideal for the first home buyer or investor.

- \* 2 bedrooms with built in to main
- \* Combined lounge/dining area
- \* Neat kitchen & Bathroom
- \* North facing Balcony
- \* Registered undercover car space
- \* Security block
- \* Top floor position
- \* Total living area 78m<sup>2</sup> plus car space 15m<sup>2</sup>
- \* Walk to station, schools, hospital and Liverpool CBD

### **OUTGOINGS:**

Strata Levies: \$776.19 per quarter approx Capital works fund \$407.49

Council Rates: \$342.00 per quarter approx

Water Rates: \$172.79 per quarter approx

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