

**13/117 The Crescent, Homebush West, NSW, 2140**

**Apartment For Sale**

Sunday, 3 November 2024



13/117 The Crescent, Homebush West, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Freshly Updated Unit in a Boutique Block, Strata \$599pq – Just 2 Min Walk to Station!

Strata \$599pq

Water \$179pq

Council \$446pq

Rent Potential \$700pw

Opportunities like this are rare-a quality unit so close to everything yet quietly positioned away from the hustle and bustle. Situated in the back half of a boutique block, this corner first-floor unit benefits from only one shared wall, with windows on three sides allowing plenty of natural light and airflow.

Updated with fresh paint and stylish timber-style flooring, the unit is move-in ready. The kitchen and bathroom are both modern and in excellent condition, meaning no additional work is needed.

The air-conditioned living room provides comfort year-round, while the north/south cross-breeze brings in natural ventilation. The kitchen is modernized with an electric stove, oven, ducted range hood, ample cupboard space, and a window for natural light, making cooking a pleasure.

For those who love to cook, having fresh produce, butchers, and fish shops at your doorstep is an added delight. If you prefer dining out, a selection of great local restaurants is just minutes away. We highly recommend trying the coffee shop "Sip Hour" down the road for a great start to your day.

This fantastic location offers incredible convenience. The station is just a 2 min walk away, making commuting easy, with the city and Parramatta both reachable in under 30 min. The nearby primary school is also just a short stroll, and various recreational facilities are easily accessible, including Melville Reserve, Airey Park, and the newly enhanced Hudson District Park, featuring a driving range, basketball and futsal courts, walking tracks, outdoor gym, ping pong tables, a dog park, lake, cycling track, and more.

### Key Features:

- \* Full brick construction in a boutique block of only 15 units
- \* Quiet corner position on the first floor with only one shared wall
- \* Windows on three sides for abundant natural light and excellent airflow
- \* Freshly painted with new timber-style flooring throughout
- \* Two generous bedrooms, both with built-in wardrobes
- \* Modernized kitchen with electric stove, oven, ducted range hood, and a window for light and ventilation
- \* Ample cupboard/pantry storage space, including microwave area
- \* Updated bathroom with a window for natural light
- \* Internal laundry
- \* NBN ready, Intercom access for added convenience
- \* 17 sqm lock-up garage with internal access
- \* Easy access to M4, Rhodes shopping & transport hubs
- \* Zoned for Homebush Primary, Strathfield Girls & Homebush Boys High