

**32/46-48 Marlborough Road, Homebush West, NSW,  
2140**



## **Apartment For Sale**

Sunday, 3 November 2024

32/46-48 Marlborough Road, Homebush West, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Low Strata \$665pq, Freshly Updated & With Tree-lined Views

Strata \$665pq

Water \$172pq

Council \$446pq

Rent Potential \$700pw

Step into comfort and quality with this freshly renovated, double-brick apartment featuring low strata fees of just \$665 per quarter-a perfect choice for both homeowners and investors.

The expansive, air-conditioned living and dining area spans over 30 sqm, providing flexibility for various furniture layouts and a welcoming space for relaxation or entertaining. Recently updated with fresh paint and stylish timber-look flooring, this apartment offers a modern and inviting atmosphere.

Both bedrooms are equipped with built-in wardrobes for ample storage, and the well-appointed bathroom features a separate shower and bathtub-perfect for unwinding or enjoying bath time with kids. Adding to the convenience, the internal laundry includes a second toilet for guests.

The tastefully updated kitchen boasts granite benchtops, along with a brand-new gas cooktop, oven, and rangehood-blending functionality and style for those who love to cook.

Families will appreciate the newly upgraded Austin Park next door, providing an excellent play area for young children. Paddy's Markets and the Saturday Night Food Markets are just steps away, offering fresh produce and diverse culinary experiences. Major shopping options like The Lidcombe Shopping Centre, Rhodes Shopping Centre, North Strathfield Bakehouse Quarter, and Strathfield Plaza are all within a 10-minute drive.

Commuting is a breeze, with a bus stop for a free shuttle in front of the building and Flemington station just a 10-minute walk away, plus easy access to major routes including Centenary Drive, Parramatta Rd, and the M4.

You'll Love:

- \* Low strata fees of just \$665 per quarter
- \* Modern kitchen with granite benchtops, new gas cooktop, oven, and rangehood
- \* Spacious, air-conditioned living and dining area with new timber-look flooring
- \* Quality double-brick construction
- \* Two generous bedrooms with built-in wardrobes
- \* Internal laundry with an additional guest toilet
- \* Freshly painted for a move-in ready experience
- \* Secure intercom and access control system
- \* Located next to Austin Park-perfect for young families
- \* Free Strathfield Connector shuttle bus stop in front of building
- \* Moments from Paddy's Markets, train station, local shops, and schools
- \* 10-minute drive to shopping hubs like Costco, Bunnings, and Lidcombe Centre, featuring Woolworths, Aldi, Kmart, and more