

45/44 Barossa Drive, Minchinbury, NSW, 2770



Apartment For Sale

Wednesday, 18 December 2024

45/44 Barossa Drive, Minchinbury, NSW, 2770

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Nigel Lock

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DESIGNED TO IMPRESS

Experience the pinnacle of modern living with this exquisite 3-bedroom, 2.5-bathroom ground-floor apartment, perfectly situated in the heart of Minchinbury. This rare gem was designed to redefine contemporary living, boasting refreshed interiors, resort-style amenities, and a thoughtfully crafted layout that effortlessly balances luxury and practicality. Whether you're searching for your next family haven or a smart investment opportunity, with its unbeatable location and impeccable design, this property is the perfect chance to secure your place in one of Minchinbury's most desirable neighbourhoods.

What we love:

- All three bedrooms provide ample space and comfort
- Enjoy the convenience of three modern bathrooms designed for contemporary living
- The refreshed interior features an open-plan layout, perfect for entertaining and everyday living.
- Your very own outdoor oasis awaits-ideal for alfresco dining, relaxing, or creating a garden retreat.
- Stay comfortable year-round with fully ducted climate control in a secure complex
- Two dedicated car spaces in a secure underground lot ensure your peace of mind alongside a decent sized storage cage
- Access resort style amenities with an indoor communal swimming pool and gym

Located in a highly sought-after neighbourhood, this unit offers proximity to local amenities, parks, schools, and transport links. You will live just a short walk from the local bus stop and only minutes from the IGA and Minchinbury Public School. With easy access to major roads, a weekend trip to Western Sydney Parklands is a breeze and you are also within easy reach of a great range of sporting fields, schools and parks for lots of outdoor play.

Rental Return: \$700 - \$720 per week

Outgoings:

Council Rate: \$272 approx. per quarter

Water Rate: \$173 approx. per quarter

Strata Rate: \$578 approx. per quarter

****TO VIEW THIS PROPERTY, PLEASE CLICK THE 'EMAIL AGENT' OR 'BOOK INSPECTION' BUTTON AND SUBMIT YOUR ENQUIRY WE WILL RESPOND WITH AVAILABLE INSPECTION TIMES. PLEASE ENSURE YOU REGISTER TO INSPECT THIS PROPERTY****

"We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."