

**604/34-52 Alison Road, Randwick, NSW 2031**

**PPD REAL ESTATE**

**Apartment For Sale**

Monday, 20 January 2025

604/34-52 Alison Road, Randwick, NSW 2031

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## Contact Agent

Affordable Security Apartment On The Edge Of Centennial Park With Resort-Style Facilities Perched high on level six of 'Phar Lap Gardens', this one-bedroom apartment offers a low maintenance lifestyle in a fantastic location opposite Royal Randwick Racecourse. Perfect for first home buyers and investors offering exceptional value in a prized lifestyle hub, 350m to the Wansey Road light rail for an easy trip into the city and harbour attractions. Well-presented interiors, an entertainer's balcony and secure level lift access make this an ideal first home or investment with access to superb facilities including a heated indoor/outdoor pool, spa, gym and barbecue area. An easy 500m walk to the Randwick Gates to Centennial Park with Randwick town centre at the top of the street makes this a top choice for the professional buyer or as a low-maintenance portfolio addition.

- Level 6 with secure level lift access
- Clean lines and an open plan layout
- Double bedroom with built-in robes and en-suite bathroom
- Entertainer's balcony with private leafy outlook
- Stone kitchen with stainless steel gas cooktop, dishwasher
- Good sized bathroom with a separate spa bath and shower
- Separate concealed internal laundry
- Reverse cycle air, gas heating bayonet
- Sunny landscaped gardens, BBQ area
- Grotto-like pool with a sun terrace
- Sauna, gym and on-site building manager
- 350m to the light rail, easy city access
- Walk down to the park's wide open spaces
- An ideal market entry or investment
- Close to UNSW and the hospital precinct

Outgoings: Water Rates: \$179.90 Quarterly Council Rates: \$449.30 Quarterly Strata Levies: \$986.56 Quarterly