

**10/41 Doomben Ave, Eastwood, NSW, 2122**

**Raine&Horne.**

**Unit For Sale**

Thursday, 28 November 2024

10/41 Doomben Ave, Eastwood, NSW, 2122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jenny (Qi) Zhang  
0298712788



Francis Wong  
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## Immaculate Spacious Unit in a Quiet Close to Station and Shops Location

This well-maintained and light-filled 2-bedroom unit offering a combination of space, comfort, and convenience. Situated on the middle floor of a secure building, this home is perfect for first-home buyers, investors, or downsizers looking for a property in a highly desirable location. With Eastwood Station, shopping arcades, and top local schools and parks just a short stroll away, this apartment offers the ultimate in connected living.

With a great quiet sunny and beautiful aspect, designed to maximize natural light, the property features a bright and airy living area that opens to a north-facing balcony, perfect for relaxing or entertaining. With modern finishes and thoughtful design, this is a home that is ready to move in and enjoy.

### Key features:

- Generous living and dining area flowing onto a sunny, north-facing balcony
- Two large bedrooms with leafy outlooks, offering peace and privacy
- Large modern kitchen with quality appliances and meal area
- High ceilings, full brick and quality floating floorboards throughout
- Functional full bathroom with a shower and bathtub
- Large Internal laundry off kitchen providing added convenience
- Oversized secure undercover car space with storage
- Middle floor position in a well-maintained security building with intercom
- Approx. 102sqm total areas on title, including car and storage space

**\*\*Plenty of visitor and resident parking available on Ball Avenue for ease of access through security gate\*\***

### Approx. Outgoings:

- Strata Levy \$745.50/qtr
- Council \$352.80/qtr
- Water \$179.90/qtr

### Location highlights:

- Just a 5-minute walk to Eastwood Station, buses, and shopping arcades
- Within the catchment for Marsden High and Eastwood Public School
- Proximity to local parks and recreational facilities
- Easy access to major transport routes connecting to Parramatta and Sydney CBD

**DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of the information contained about this property, it does not constitute any warranty or representation by the landlord or agent. All information contained herein is gathered from sources we consider to be reliable.