

**17/153 Waldron Road, Chester Hill, NSW, 2162**



**Unit For Sale**

Thursday, 21 November 2024

17/153 Waldron Road, Chester Hill, NSW, 2162

**Bedrooms: 2**

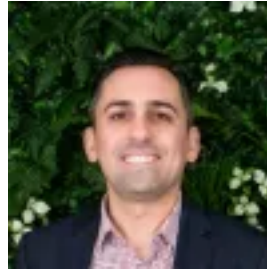
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Zeth Grant  
0296452400



Zoran Cvetkovski  
0296452400

## PRIME LOCATION

Discover the perfect blend of comfort, convenience, and charm in this first-floor, full-brick 2-bedroom unit, offered for sale for the first time ever. Set within a secure building, this gem is ideal for first-home buyers, downsizers, or savvy investors.

### Features You'll Love:

- Spacious Open Plan Living & Dining
- North-facing balcony with serene parkland views.
- Two Generous Bedrooms
- Both with mirrored built-in wardrobes.
- Master bedroom includes a private second balcony.
- Separate Kitchen
- Functional layout with ample storage.
- Convenient Amenities
- Internal laundry for added ease.
- Single lock-up garage for secure parking or storage.

### Location Highlights:

- Walkable Convenience
- A short stroll to Chester Hill Station, shopping centre, and a variety of local schools.
- Peaceful yet connected, with lush parkland right at your doorstep.

### Zoning and Rates:

- Built-in 1996 approx
- Unit size 115 sqm approx
- Zoning: R4 High Density Residential
- Strata levies : \$549.43 per quarter approximately
- Council Rates: \$411.00 per quarter approximately
- Water Rates: \$172.79 per quarter approximately

### Investment Potential:

- Rental Return: Potential rental return of \$28,600 PA approximately

This is a rare opportunity to secure a well-loved home in a sought-after neighborhood. Don't miss your chance to make it your own!