

18/41-45 Evan Street, Penrith, NSW, 2750



Unit For Sale

Friday, 15 November 2024

18/41-45 Evan Street, Penrith, NSW, 2750

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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ROCK SOLID! QUALITY DESIGN & CONSTRUCTION

The 'Crown Apartments' were completed in 1998 during a golden era of quality apartment construction. Notable for their excellent engineering, design, and enduring build quality, they have stood the test of time remaining in outstanding condition, highly desirable, and tightly held by owners. For astute buyers seeking quality, longevity, and low ongoing costs, this property should be a top priority. With a spacious layout, abundant natural light and ventilation it is undoubtedly one of the best unit offerings currently on the market. Key highlights include:

- Two bedrooms, each with North-facing windows & built-ins
- Spacious open floorplan with ample lounge & dining spaces
- Superb 6m x 2.2m balcony with open leafy outlook over park
- Balcony & living areas elevated with North-Westerly outlook
- Generous bathroom area with seperate shower and bathtub
- Security complex with intercom access; remote garage door
- Garage is accessed a from covered central driveway beneath
- Split system A/C to living + 4 ceiling fans (living & bedrooms)
- Strata \$723, Council \$473, Water \$176, (approx. per quarter)
- Currently occupied by a tenant with a lease expiry 11/2/2025

Everything about this apartment speaks to quality and although in mostly original condition those with a view to renovate & update can expect to see a great return on investment.

The top floor position enjoys a terrific outlook free from the visual impact of surrounding high-rise and looks over a council owned green space, removing the risk of this lovely aspect being built out. Potential to install ducted A/C or other additional services (network, power etc) (subject to strata approval).

18 units within a well maintained and well run strata plan with no known major works required. We have provided the latest AGM minutes and current financials. Buyers are encouraged to seek and rely upon their own independant strata search report.

The contract of sale, FAQ sheet, Latest strata AGM minutes and financials, and the offer to purchase form (with clearly defined process) is available to safely download from the Stanton & Taylor Real Estate Website (black folder icons). You can also obtain these by sending an email enquiry by clicking on the 'Get in touch' or 'Enquire' button on REA or Domain (not the SMS agent).

* Master bedroom image is a virtual furnishing that has been digitally rendered as the room is currently used as storage as can be viewed during the inspection. Room dimensions are accurate - refer to floorplan.

** Contract is a draft contract sans 10.7 certificate which is expected 15/11/2024.

***Disclaimer: 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 and rely entirely upon their own investigations.