

**G01/8B Myrtle Street, Prospect, NSW, 2148**



**Unit For Sale**

Monday, 20 January 2025

**G01/8B Myrtle Street, Prospect, NSW, 2148**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Matthew Lucas  
0416010085

## **Large 3 Bedroom Ground Floor Apartment With Study! Expansive Entertainers Courtyard!**

Designed for ultimate easy-care living, this immaculate 3 bedroom plus study ground floor apartment has a wonderful layout framed by an expansive entertainer's courtyard.

This rare 3-bedroom apartment is located in a secure gated complex, whether you are a first-time buyer to get into property market, young family, down sizer or investor, this is a perfect low maintenance easy care property that doesn't come available very often!

The family friendly floor plan allows for effortless entertaining, featuring a spacious & interactive open plan design that seamlessly connects with the kitchen, dining and expansive courtyard. The oversized kitchen is beautifully appointed with quality appliances, breakfast bar and an abundance of cupboard and bench space. The main bathroom caters for all the family needs and offers a large bath, shower and toilet. Boasting 3 good size bedrooms all with courtyard access, built in robes plus an ensuite to the main and a large study area.

The oversized courtyard is an entertainers delight and is the perfect space for private family gatherings or for the kids to run & play. The courtyard has direct access to the landscaped leafy common areas which includes a BBQ area, walkways & children's playground. Ample car accommodation is available with the added convenience of a tandem (2 car) car space in the basement carpark & plenty of visitor parking.

Featuring quality inclusions & fixtures like tiled flooring, R/C air conditioning, gas cooking, dishwasher, built ins, fixed tv cabinetry, fold out clothesline, NBN, generous storage room and much more. With too many extra features to list an inspection is a must!

Council rates approx. \$280 per quarter

Water rates approx. \$173 per quarter (fixed charges)

Strata rates approx. \$904.18 per quarter (admin/capital works)

Total area approx. 180m<sup>2</sup> (148m<sup>2</sup> living & courtyard & 28m<sup>2</sup> car space & 4m<sup>2</sup> storage)

Located in the popular school catchment zone for Blacktown South Primary & Mitchell High School & an excellent choice of private school options. This beautiful home simply will not last! So be quick & call now! Call Matthew Lucas from L J Hooker Blacktown now on 0416 010 085.

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