

30/4-10 Benedict Ct, Holroyd, NSW 2142

Sold - 27/10/2021

Unit 1  1 



## Fantastic First Home or Downsizing Opportunity

An open interior layout accompanied by generous proportions along with a good-sized street facing balcony, immediately gives an impressive feeling that will want to make you call this lovely residence home.

### Open for Inspection

By Appointment.

Nestled in the popular Holroyd Gardens Estate, which boasts park lands, walking tracks and a lake which helps create a wonderful and relaxing atmosphere for individuals and families alike.

Some notable features include:

- \* Open plan living & dining area
- \* Good size kitchen with stone bench tops, stainless steel appliances with gas cooking, dishwasher & glass splash back
- \* Modern bathroom
- \* Private separate access from the street
- \* Spacious bedroom with walk in robe and its own access to the bathroom and balcony
- \* Allocated security parking space with lift access to the unit
- \* Only one adjoining wall
- \* NBN / Fibre internet available
- \* LED lighting, air conditioning, hidden internal laundry with dryer
- \* Only a short drive to Parramatta Westfield and CBD and within easy reach to Merrylands railway station, bus terminals and Stockland Mall shopping centre (1.1 Km approx.)

Total Area: 91 sqm including balcony & security parking space.

Whether you are looking for a first home or looking to downsize, either way we are sure you will not be disappointed.

Strata Levies: \$798.85 per qtr. Council Rates: \$293.00 per qtr. Water Rates: \$157.31 per qtr. (approx.)

### Listed By

Paulette Ghaleb

