



34/4-6a Park Avenue Waitara, NSW 2 2 1

### Modern 2-Bedroom Ground-Level Gem with Private Courtyard and Unbeatable Convenience in Waitara

Spacious 2-Bedroom Ground-Level Apartment: This stunning residence offers an open, east-facing balcony with high ceilings and a vast living room that includes space for a home office. The north-facing master bedroom is warm and cozy, while the second bedroom and living area both provide access to a private backyard. The open-plan kitchen flows seamlessly into the living area, with the east-facing backyard perfect for family relaxation, playtime, and pet-friendly activities. Complete with a separate rear entrance and surrounded by lush trees, this apartment exudes a sense of privacy and homely charm.

Property Features:

- Spacious ground-level 2-bedroom apartment with high ceilings
- East-facing balcony with open-plan kitchen and living area
- North-facing master bedroom, warm and cozy

**Inspect:** Saturday, 9th November 2024 10:45 - 11:30

**Price:** Price Guide \$775,000  
**Council Rates:** \$374.70 p/q  
**Water Rates:** \$271.58 p/q



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WAITARA



The floor plan are not to scale; measurements are indicative and in meters. Plans should not be relied on. interested parties should make and rely on their own enquirers. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.