



11/40-42A Park Avenue Waitara, NSW

2 2 1

### Leisure and lifestyle with "walk to" convenience

Embrace a "walk to everything" lifestyle in this modern apartment that enjoys an elevated north aspect, generous contemporary interiors, a stroll to Waitara rail and Hornsby retail and a fantastic position directly opposite the brilliant open spaces of Mark Taylor Oval, playground and tennis courts. Ideal live in or lease out.

**Council Rates:** \$282.40 p/q  
**Water Rates:** \$172.07 p/q  
**Strata Rates:** \$849.00 p/q



**Matt Payne**

0435 825 242



**Andrew Braid**

0404 979 597



The site plan and floor plan are not to scale. Measurements are indicative in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

11/40-42A Park Avenue, Waitara





The site plan and floor plan are not to scale, measurements are indicative in meters. Bathrooms and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

11/40-42a Park Avenue, Waitara

