



2105/3 Mooltan Avenue Macquarie Park, NSW

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Stylish unit steps to metro, shops, and buses

Perched on the 21st floor and boasting stunning district views, this sophisticated apartment nestled in Macquarie Park Village encapsulates urban luxury and unparalleled convenience. Exemplifying an open-plan layout adorned with opulent design and high-end finishes, it offers a carefree lifestyle, located an approx. 650m walk to Macquarie University Metro and Shopping Centre.

- Fluid layout flows through floor-to-ceiling glass doors to full-length balcony
- Sunlit open concept living/dining area with stylish engineered timber floors
- Gourmet, open-plan gas kitchen with integrated fridge and Smeg appliances
- Generous bedrooms with BIRs and balcony access, master has luxurious ensuite
- Indulgent fully tiled bathroom, with soaking bathtub and a Euro-style laundry
- Single car space, storage cage, ducted, zoned air conditioning, video intercom
- Resort-style residents' amenities, with a pool, gym, BBQ area and playground
- Supermarket and eateries downstairs and approx. 850m to Macquarie University

Inspect:

Saturday, 18th May 2024 2:00 - 2:20

Price: For Sale \$900,000-\$950,000

Council Rates: \$333.00 p/q

Water Rates: \$171.41 p/q

Strata Rates: \$1,498.85 p/q



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