



14/117 Bowden Street Meadowbank, NSW      2   2   1

### Urban Lifestyle

A unique living experience overlooking Meadowbank and the Parramatta River, offering 2 bedrooms, 2 bath, 1 car.

Quality finishes include stone benches, glass splash-backs, SMEG appliances, gas cook-top, semi integrated dishwasher and microwave.

High ceilings give a sense of space, featuring open plan living and generous sized balconies. Secure underground parking, lift access to all levels including the rooftop BBQ area which is perfect for entertaining.

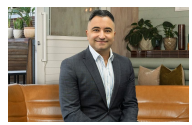
Ideally located, it's a short stroll to the station and ferry wharf and close to Top Ryde and Rhodes shopping centres. Only 15 km from Sydney CBD.

\* Please note that the photos are for illustration purposes only and are not of the actual apartment.

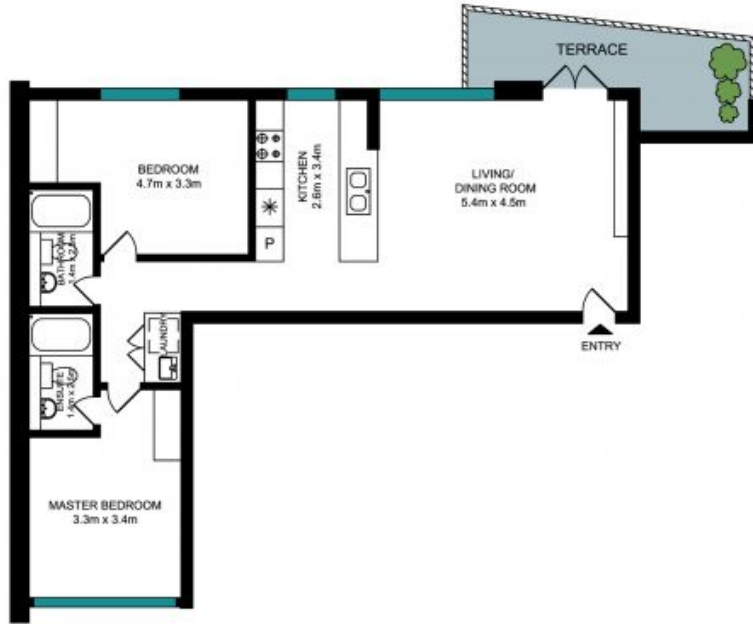
\*All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enq...

**Inspect:** Thursday, 9th May 2024 12:20 - 12:50  
Saturday, 11th May 2024 12:20 - 12:50  
**Auction:** 11/05/2024 01:00 pm

**Price:** Contact Agent  
**Council Rates:** \$333.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$1,039.00 p/q



**Ari Ozbenian**  
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The Floor plan is not to scale, measurements are indicative and in meters. Exterior elements are not in position. Plan 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.

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