

12/211-213 Waterloo Road Marsfield, NSW



### Elevated ground floor full brick unit

Discreetly nestled in a neat garden complex, this elevated ground floor apartment ticks all the right boxes for starters, young professionals or investors seeking a move-in ready prospect with absolute convenience. It delivers easy indoor-outdoor living with a generous sense of space and only one common wall, enhanced by brand new lime oak floors and fresh paint throughout. The practicality of secure lock-up garaging and proximity to everything also offer desirable advantages, in a lifestyle location that's zoned for top-tier schools, and just a 650m leisurely stroll (approx.) from Trafalgar Square village.

- Large and light filled living and dining opening up to a wide covered balcony
- Sleek and stylish eat-in kitchen featuring a wall bench and lush garden views
- Two spacious bedrooms, both equipped with mirrored built-in robes
- Internal laundry, sizeable bathroom with separate shower and bath
- 91sqm total size, secure single garage with internal (common) access
- Approximately 2.6km from Macquarie Uni, Macquarie Centre and station
- 600m (approx.) to Waterloo Park, 4.3km to Eastwood Shops, easy M2 access
- Eastwood Heights , Epping Boys, Cheltenham Girls, Carlingford High zone

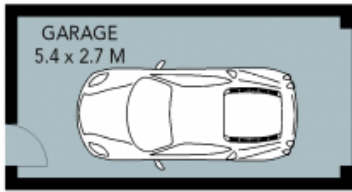
**Price:** Sold \$725,000  
**Council Rates:** \$351.00 p/q  
**Water Rates:** \$171.00 p/q  
**Strata Rates:** \$1,079.00 p/q



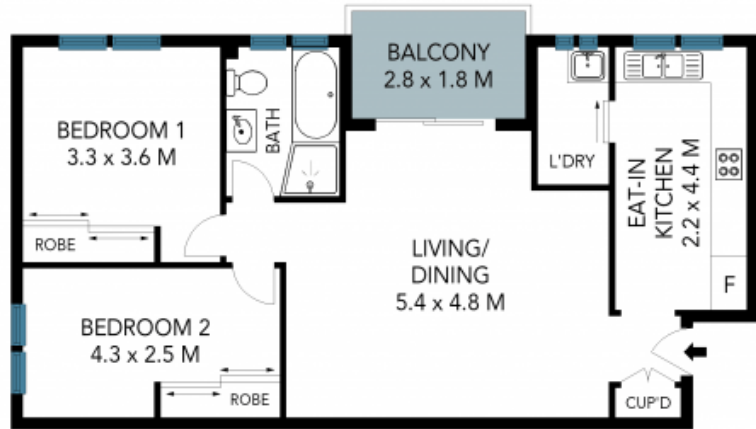
**Vincent Goh**

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Marsfield



LOWER GROUND FLOOR



GROUND FLOOR



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.