

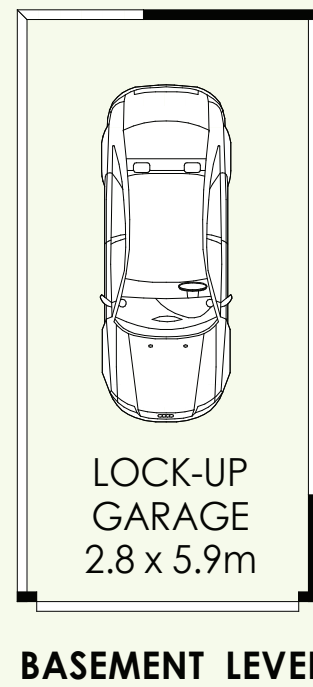
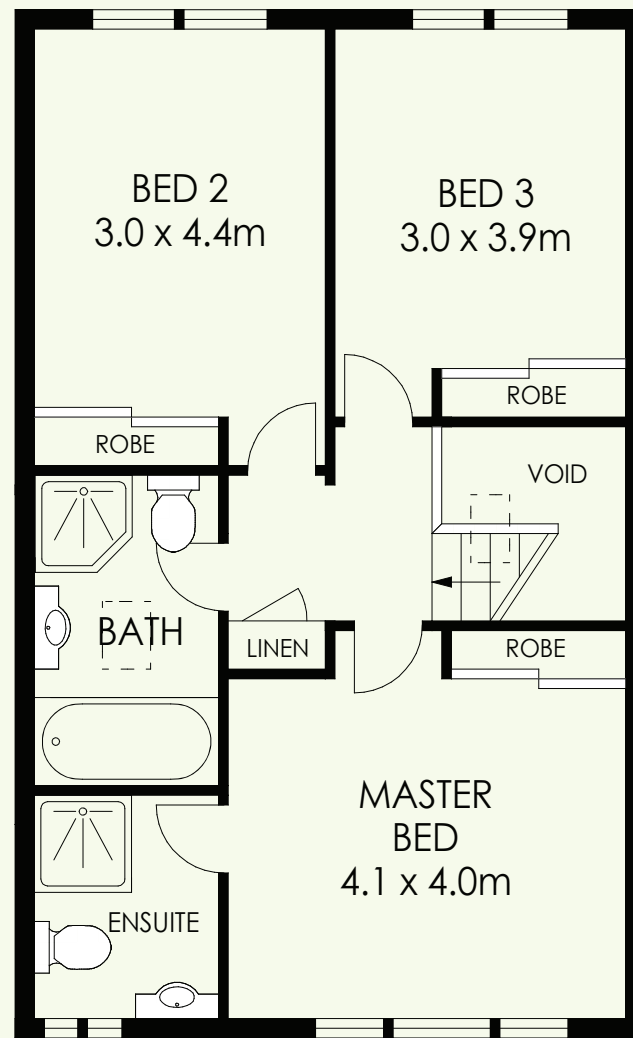
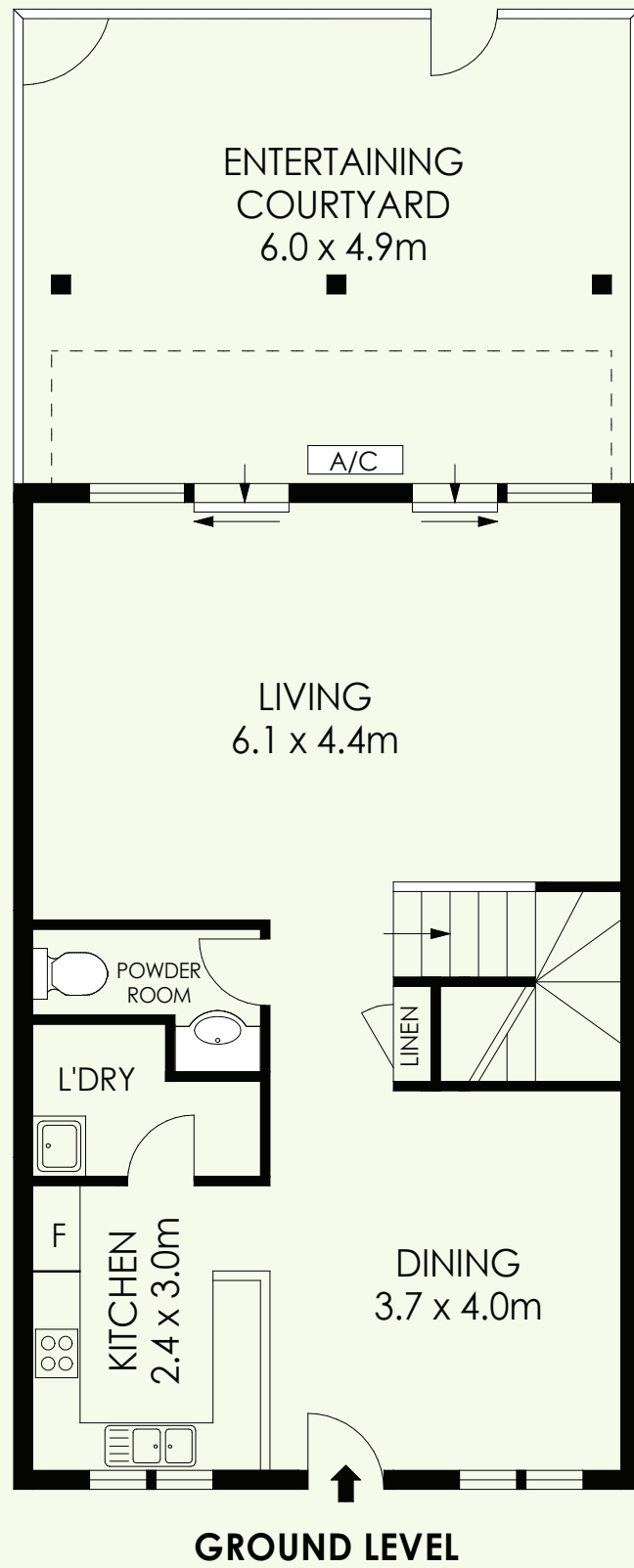
"Banksia Gardens" - Large Two Storey Townhouse in Ultra Convenient Location

"Banksia Gardens" Townhouse 6, 127 Park Road, Rydalmere

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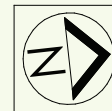
View: Wednesday 10:30am - 11am, Saturday 10:30am - 11am

Auction
11am Saturday 9 Nov
(unless sold prior)



APPROX. RESIDENCE AREA = 175 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



Banksia Gardens 6/127 Park Road, Rydalmere



Luschwitz
REAL ESTATE

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"Banksia Gardens" Large Two Storey Townhouse in Ultra Convenient Location

Appealing Townhouse in the highly sought-after "Banksia Gardens" resort-style development. Offering a premium lifestyle across two expansive levels, this light-filled home is perfect for modern living and entertaining. The ground floor boasts separate, spacious lounge and dining areas that seamlessly open onto a beautifully paved rear courtyard, ideal for alfresco dining or simply relaxing.

Upstairs, you'll find generously sized bedrooms, each with built-in robes, while the master suite enjoys the added indulgence of a modern en-suite. The bathrooms are elegantly appointed, offering a blend of style and functionality, with a separate shower and bath for ultimate relaxation. The home is thoughtfully designed with features such as a third toilet and powder room downstairs, ensuring comfort and convenience for family and guests alike.

The modern kitchen is a chef's delight, fitted with updated appliances, ample cabinetry, and sleek finishes that make meal preparation a breeze. Enjoy the year-round comfort provided by split-system air conditioning across both levels, while secure parking and additional visitor spaces add to the appeal.

Beyond your doorstep, "Banksia Gardens" offers unparalleled amenities, including an indoor swimming pool, spa, and tennis court - all designed to make everyday living feel like a permanent holiday. Located just 200 meters from serene parks and charming cafes, this townhouse is also conveniently close to schools, childcare, and the Dundas light rail station, making commuting a breeze.

The Accommodation:

- Expansive, separate living and dining areas perfect for entertaining
- Stylish modern kitchen with updated appliances and ample storage
- Quality Allure flooring throughout the lower level, adding a touch of elegance
- Spacious bedrooms with built-in robes, including a master suite with en-suite
- Contemporary main bathroom with separate shower and bath
- Third toilet and powder room on the ground floor for added convenience
- Separate internal laundry and extra storage space
- Split-system air conditioning on both levels for year-round comfort
- Secure lock-up garage, plus additional visitor parking spaces
- Luxurious amenities, including an indoor swimming pool, spa, & tennis court
- Dundas Public, Cumberland High and Macarthur Girls High School catchment

The Location

- 90m 1 minute walk to bus stop
- 1.1km 15 minute walk Dundas Light Rail
- 950m 13 minute walk to local shopping
- 700m 8 minute walk to Dundas Public School Dundas Public School
- Cumberland High School 3km
- Macarthur Girls High School 3.7km

Offered for the first time in over 30 years, this property presents a rare opportunity to own a piece of paradise in one of Rydalmere's most desirable locations.

OUTGOINGS

- Council Rates: \$288.21 per quarter
- Water Rates: \$172.79 per quarter
- Strata Levy: \$1086.25 per quarter

