



Luschwitz

REAL ESTATE

Recent Comparable Sales

'Banksia Gardens' Townhouse 6/127 Park Road, Rydalmere



132/129B Park Road, Rydalmere

Sold: \$978,000

Sale Date: Sept 2024
3 Bed | 2 Bath | 1 Car



40/129B Park Road, Rydalmere

Sold: \$913,000

Sale Date: July 2024
3 Bed | 2 Bath | 1 Car



22/127 Park Road, Rydalmere

Sold: \$935,000

Sale Date: Aug 2024
3 Bed | 2 Bath | 1 Car



75/125 Park Road, Rydalmere

Sold: \$942,500

Sale Date: Jun 2024
3 Bed | 2 Bath | 1 Car



18/127 Park Road, Rydalmere

Sold: \$905,000

Sale Date: Mar 2024
3 Bed | 2 Bath | 1 Car



56/127 Park Road, Rydalmere

Sold: \$925,000

Sale Date: Mar 2024
3 Bed | 2 Bath | 1 Car

Disclaimer: The properties detailed in this document are the comparable properties that we have discussed with the property owners, in determining an indicative sale guide as per the requirements of the Amendment to the Property Stock and Business Agents Act

*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and



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Property Profile



'Banksia Gardens' Townhouse 6/127 Park Road, Rydalmere

Internal size	175m2
When was the home built?	1994 full brick quality built by Meriton
What is/are the aspect/view of the property?	West with an abundance of natural light
What council is the property in?	City of Parramatta Council
What are the outgoings?	Council Rates: \$288.21 per quarter Water Rates: \$172.79 per quarter Strata Levy: \$1086.25 per quarter
What is the rental estimate?	\$660 per week
Is the property owner occupid, tenanted or vacant?	Owner occupied
Last traded year?	Purchased new \$193,000 01/07/1994
Gas or electricity?	Electricity connected
Where is the hot water serviced located? Type?	Located in the laundry. Recently replaced. Electric Off Peak
What is the parking situation?	Single lock-up garage in secure parking area
Proximity to buses and trains	90m 1 minute walk to bus stop 1.1km 15 minute walk Dundas Light Rail
Proximity to shops, cafes and amenities?	950m 13 minute walk to local shopping
Proximity to nearest primary school?	Dundas Public School Dundas Public School 700m
Proximity to nearest high school?	Cumberland High School 3km Macarthur Girls High School 3.7km
Distance to the CBD?	31 min (23.0 km) via M4

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