

**Westmead, NSW**  
 4/26 Central Avenue

**2** **1** **1**  
 BED BATH CAR

**Small Complex - Prime Location - Perfect Investment**

Ideal large open planned sunny unit filled with heaps of natural light. Modern large tiled floors, good sized bedrooms, full brick construction, small complex ideal for long term capital growth, Spacious kitchen with gas cooking, internal laundry, Lock Up Garage, short walk to great local schools, hospital and train station. Perfect location, ONLY six units in complex, 3 balconies, North Facing (heaps of sun in winter) First Floor, large lock up garage, security complex, tiled floor, Minutes walk to the new METRO.

Plenty of funds in strata (sinking funds \$40000 and admin funds \$20000) documents available on request,

100 meters to Railway station, light rail terminal, T2 bus line, Metro coming soon

Walking distance to Westmead Hospital, university, parramatta Park and Parramatta Westfield shopping centre.

See Andrew Merton this Saturday

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 Strata \$825/Q Water \$173/Q Parramatta Council \$303/Q

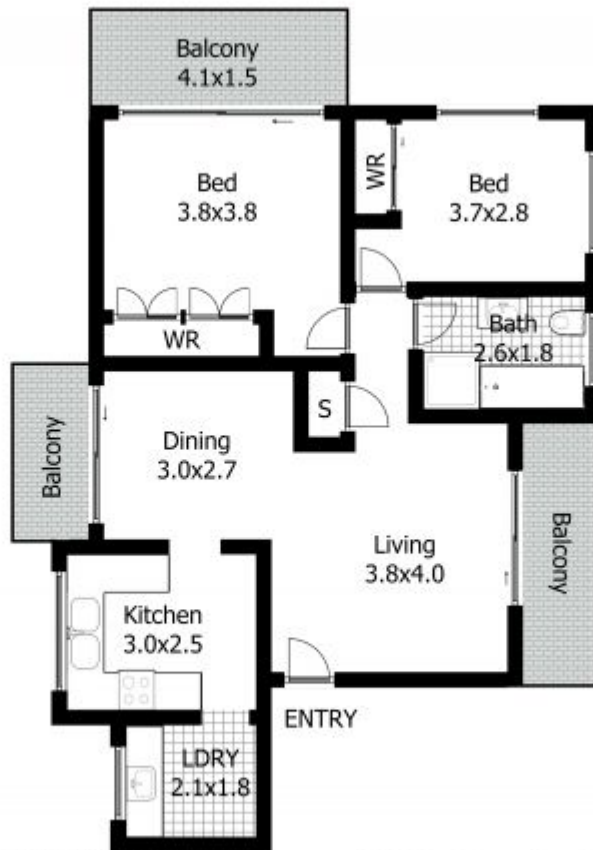
**\$500,000 to \$520,000**

**Contact:** Andrew Merton  
 0433118560

**Type:** Unit

**Sold Date:** 18/10/2023

<https://www.andrewmerton.com.au>



**DISCLAIMER:**

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

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Plans shown are only indicative of layout. Dimensions are approximate.

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