

**96/1 Browne Parade, Warwick Farm, NSW 2170**



**Apartment For Sale**

Thursday, 4 April 2024

96/1 Browne Parade, Warwick Farm, NSW 2170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 112 m2**

**Type: Apartment**



James Frendo

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## \$500,000 to \$540,000

Welcome to your dream lifestyle in Sydney's Third CBD!! This exceptional 2-bedroom, 2-bathroom unit nestled within an established, sought-after building offers the epitome of modern comfort and convenience. Let's take a closer look at what this property has to offer:

**Unit Features:**

- **Spacious Layout:** Spread across 95m<sup>2</sup> internally and 112m<sup>2</sup> in total, this unit boasts ample space for comfortable living.
- **Sun-Filled Balcony:** Enjoy breathtaking views facing North from your expansive balcony, perfect for soaking up the sun and relaxing in style.
- **Open Plan Living:** Experience seamless living with an open plan layout, creating a sense of airiness and flow throughout the unit.
- **Modern Kitchen:** The kitchen is a chef's delight, featuring stainless steel appliances, gas cooking, and elegant stone benchtops, making meal preparation a pleasure.
- **Luxurious Bathrooms:** Indulge in the modern elegance of the bathrooms, complete with tiled walls floor to ceiling, a bathtub in the main bathroom, and stylish fixtures throughout.
- **Generous Bedrooms:** Both bedrooms are equipped with built-in wardrobes, providing ample storage space, with the main bedroom enjoying the convenience of an ensuite.
- **Split System Air Conditioning:** Stay comfortable year-round with the convenience of split system air conditioning.
- **Internal Laundry:** Enjoy the convenience of an internal laundry within the unit for added practicality.
- **Security and Parking:** Benefit from security access lifts and the added peace of mind of a secured underground car space with a storage cage.

**Location Highlights:** Situated on level 9, this unit offers stunning views and a sense of serenity. Liverpool's tremendous growth prospects, including the new Sydney Airport and increased local government spending, make this an attractive investment opportunity. Enjoy the convenience of nearby amenities, including walking distance to Liverpool Westfields, Liverpool Public & Private Hospitals, All Saints Catholic College, Liverpool Boys & Girls High School. Also located just minutes to Liverpool Train & Bus Station, Fashion Spree Shopping Outlet, multiple medical centres and recreational parks.

**Investment Potential:** With a potential rent return of \$550-\$580 per week, this property presents an excellent investment opportunity for savvy investors. Alternatively, for couples or young families, this unit offers the finest in apartment living, providing both comfort and convenience. Don't miss out on this enviable and exclusive offering! Whether you're an investor looking to capitalize on Liverpool's growth or a family seeking modern luxury, this property ticks all the boxes. Contact James today on 0404 789 475 to arrange a viewing and start living the lifestyle you deserve!