

## 4/11-15 Peggy Street, MAYS HILL, NSW 2145

### Modern Ground Floor Apartment in Prime Mays Hill Location

Set in an ultra-convenient Mays Hill location, this modern 2-bedroom, 2-bathroom ground floor apartment delivers easy living with unmatched accessibility.

On offer are two generously sized bedrooms with built-in wardrobes, two bathrooms, and a well-appointed kitchen with a 4-burner gas cooktop, dishwasher, and stone benchtops. The open plan living and dining area leads to a private north-east facing courtyard, providing an abundance of natural sunlight.

Positioned in an ultra-convenient, high-growth location just minutes from Parramatta CBD, Parramatta Westfields, Westmead Medical Precinct and within easy reach to multiple public transport options, this outstanding and easy access apartment sets a new benchmark for exceptional living.

Investors take note: rental assessment \$650 per week.

Property features & inclusions:

**TYPE:** For Sale

**INTERNET ID:** 115P14246

#### SALE DETAILS

**For Sale - Contact Agent**

#### CONTACT DETAILS

**Toongabbie**  
4 Cornelia Road  
TOONGABBIE, NSW  
02 9896 2333

**Alex Georgiou**  
0432 578 968

- + 2 large bedrooms, with built in wardrobes
- + 2 bathrooms, main with ensuite
- + Open plan lounge and dining with split system air conditioning
- + Kitchen equipped with 4 burner gas cooktop, dishwasher and oven
- + Stone waterfall benchtop
- + Large internal European-style laundry
- + Vertical and roller blinds throughout
- + 2.7m ceiling height throughout
- + Private courtyard
- + Secure lift access to basement car space, & storage cage
- + Prime Mays Hill location offering easy access to Parramatta CBD, Parramatta Westfields, Westmead Hospital, local parks, and schools
- + Close proximity to major transport links, including, Parramatta train station, light rail, T-way buses & M4 Motorway

Free Strata Report available on request

Council rates: \$372.00 per quarter

Water Rates: \$189.77 per quarter

Strata Fees: \$937.33 per quarter

Total Size: 131sqm (115sqm internally)

Alex Georgiou 0432 578 968

Lachlan Ackroyd-Broadbere 0418 310 385

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries. Some images have been digitally rendered for marketing purposes.

Other features: Close to Shops, Close to Transport, Heating

- Land Area 131.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1
- Ensuite

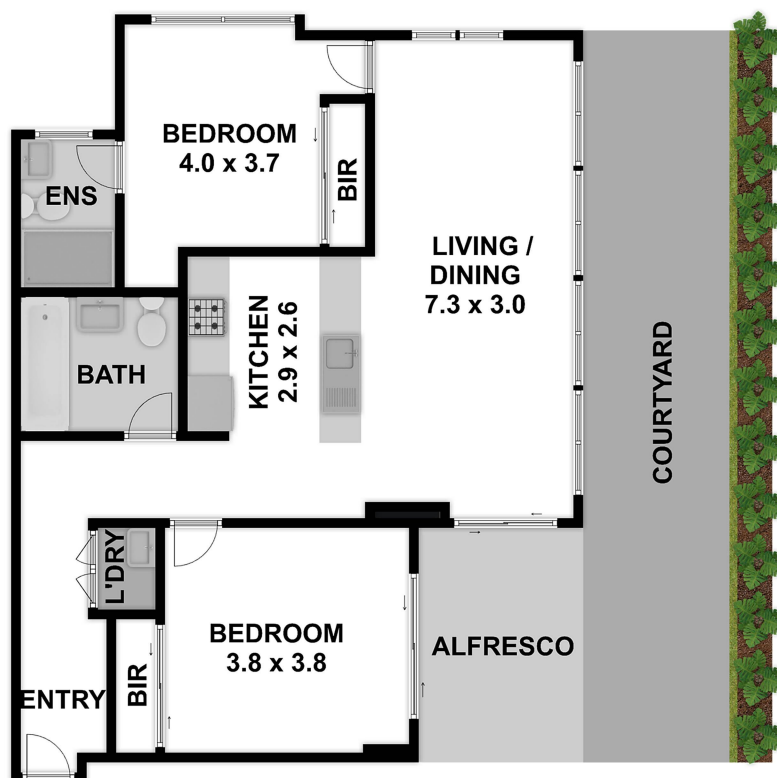






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Please note:  
 Floorplan measurements are a guide only.  
 All dimensions are approximate in their distance and volume.  
 We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



CARSPACE

