



12/1-11 Lydbrook Street, WESTMEAD, NSW 2145

Spacious Ground Floor Living with Private Courtyard

Offering a rare combination of space, comfort, and convenience, this well-presented ground-floor apartment is ideal for first-home buyers, downsizers, and investors alike. Built in 2009 and spanning approximately 85sqm, it showcases an oversized layout rarely found in a one-bedroom home. The thoughtfully designed floor plan features a generously proportioned living area, complemented by a separate dining space off the kitchen, creating flexibility for both everyday living and entertaining. The living zone flows seamlessly to a large covered private courtyard with its own additional entrance, enhancing privacy and providing an inviting indoor-outdoor lifestyle.

Despite its one-bedroom design, the apartment offers impressive scale, ensuring downsizing doesn't mean compromising on space or comfort. The bedroom is well-sized and filled with natural light, complete with a mirrored built-in wardrobe. The modern kitchen is equipped with gas cooking, granite benchtops, a dishwasher, and ample cupboard storage, while additional features such as split system air conditioning in the living area, an internal laundry cupboard, secure parking, and a storage cage further enhance practicality and everyday ease.

Property Highlights:

- Oversized 85sqm layout

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TYPE: For Sale

INTERNET ID: 54P2465

CONTACT DETAILS

Blacktown

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- Ground floor position with private courtyard entry
- Large covered courtyard, perfect for entertaining or relaxing
- Separate living and dining areas
- Spacious bedroom with a mirrored built-in wardrobe and natural light
- Modern kitchen with gas cooking, granite benchtops & ample storage
- Split system air conditioning
- Internal laundry cupboard
- Secure car space plus storage cage

Ideally located within close proximity to local shops, train stations (both Westmead and Wentworthville train stations are within walking distance), numerous bus stops, the property is within walking distance from the renowned Westmead Public and Private Hospitals, parks, Coles Westmead, and other key amenities, making it a highly convenient place to live or invest.

A fantastic opportunity to secure a spacious, low-maintenance home in a prime and well-connected location.

****For more photos, floor plan, and location images are coming soon. Send an enquiry to get notified when the new images are uploaded.****

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Other features: 3 Phase Power, Car Parking - Basement, Carpeted, Close to Schools, Close to Shops

- Land Area 85.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1

