

## **Information sheet for 1401/91b Bridge Road , Westmead**

**Q: Total Apartment Size?**

A: 142 sqm approx.

**Q: Internal size?**

A: 127 sqm approx.

**Q: When was the property last sold?**

A: **2014**

**Q: Latest renovations / upgrades?**

A: Wood finish floorboards , Recently painted

**Q: When was the property built?**

A: 2004 -2005 approx.

**Q: Approx. weekly rent?**

A: \$700pw - \$740pw

**Q: Strata fees?**

A: \$ 1778 pq approx.

**Q: Water rates?**

A: \$157 pq approx.

**Q: Council rates?**

A: \$200 pq approx.

**Q: Who is the strata manager?**

A: Jamesons Strata (02) 8969 3300 [info@jamesons.com.au](mailto:info@jamesons.com.au)  
[johnx@jamesons.com.au](mailto:johnx@jamesons.com.au)

**Q: Building Amenities / facilities ?**

A: Swimming pool , Gym , Tennis Courts ( two tennis courts , one with floodlights )  
Sauna, Spa , Function room , Barbeque area , Walking track, 24 x 7 security guards  
On site building manager, CCTV cameras right through the property

**Q: What we love about the property ?**

A: Facing the pool and the tennis courts, Large Balcony/Terrace  
Sundrenched apartment , Recently Painted, New wood finish floorboards in Bed 2  
Newly refreshed and cleaned, Huge living and dining space  
Walk to Wentworthville train station in 11 mins ,  
Walk to coles in 5 mins, Amazing facilities in the complex

**Nearby points of interest:**

**Schools:** Darcy Road Public School 5 min drive 1.9km ,  
Pendle Hill High School 7 min drive 2.9km

**Hospitals:** Westmead Hospital 10 min walk 900m

**Shopping Centres:** Coles 7min walk 550m , Westfield Parramatta 5mins drive 3 km

**Train Stations:** Westmead and Wentworthville Station 10 min walk 900m

**Bus Stop:** 50m away 2 min walk

**University:**, Western Sydney University Westmead 12 min walk 950m

Disclaimer: Information provided has been supplied by Vendor and not McGrath Sales. Do not rely upon this information as material fact.

# 1401/91b Bridge Road Westmead

Thank you for attending our open home. If I could be of any further assistance, please don't hesitate to get in touch.

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**McGrath Parramatta**

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