

Information Sheet for 1201/91B 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: 2021

Q: Latest renovations / upgrades?

A: Recently painted, new LED lights, wood finish flooring

Q: When was the property built?

A: 2003-2004 approx.

Q: Approx. weekly rent?

A: \$730 -\$750 per week

Q: Strata fees?

A: \$ 1786 pq approx.

Q: How many units in the complex?

A: 164 units

Q: Water rates?

A: \$202 pq approx.

Q: Council rates?

A: \$211 pq approx.

Q: Who is the strata manager?

A: Jameson & Associates Unit Services Pty Ltd (02) 8969 3300 info@jamesons.com.au
PO Box 547 Surry Hills NSW 2010

Q: Building Amenities / facilities?

A: 2 lifts, Secure parking, CCTV cameras throughout the complex, 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.

Q: What we love about the property?

A: One of the best floor plans in the Monarco Estates, New Wood finish Flooring Sundrenched apartment, Amazing facilities in the complex, Recently painted, Walk to Coles in 5 mins, Newly Painted New LED lights throughout the property, Newly refreshed and cleaned, Walk to Wentworthville train station in 11 mins, Secure and safeguarded complex, Short walk to all necessary amenities, Situated in the best Primary and High School catchments, Ready to move straight in.

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 5 min drive (3km)

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

Bus Stop: 2 min walk (50m)

University: Western Sydney University Westmead 12 min walk (950m)

Parks: M J Bennett Reserve 17 min walk (1.2km)

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

1201/91B 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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Disclaimer:

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