

## Brand New Apartment in the Heart of Blacktown!

5 Second Ave, Blacktown

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  2
  1

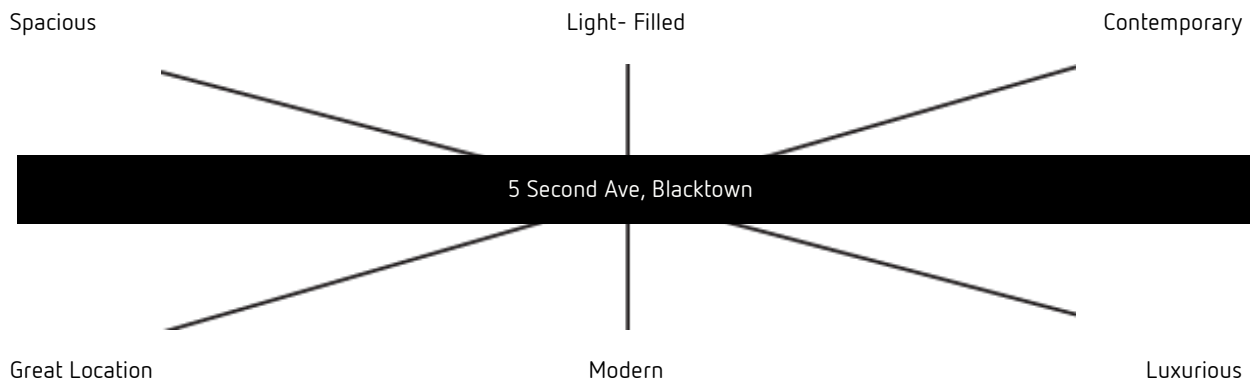
# Description

This brand new apartment block is due to be completed in February 2020. Located in the hub of Blacktown City is only 650m away from Blacktown train station, 900m from Blacktown's shopping hub Westpoint and a short walk to many local restaurants and cafes. These luxurious but contemporary apartments offer secure parking, an open modern floor plan, completed with premium finishes and appliances.

## Features Including

- + Stainless steel appliances
- + Ensuite bathroom to main
- + Brand new- Completion Feb 2020!
- + Close proximity to local schools, hospitals and main roads
- + Walking distance to public transport (buses, trains etc.) and Shopping center
- + Bright and fresh open living spaces
- + Private balcony perfect for entertaining

# Words That Describe This Property



## Location Map



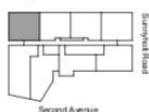
## Relevant Documents

# Floor Plan 1

5 Second Avenue,  
Blacktown



Key Plan



## Type 03 Floor Plan

02 Bed 02 Bath

Scale 0 5m



Apartment No.	Level
16.03	16
17.03	17
18.03	18
19.03	19

Area (m2)	
Internal	71 m <sup>2</sup>
External	9 m <sup>2</sup>
Total	80 m <sup>2</sup>

DISCLAIMER: Subject to the provisions of the Trade Practices Act, 1974 and subject to any other statutory requirement which cannot be excluded, HSL Developments Pty Ltd. given notice that:

- (1) All information given in relation to the property, whether contained in this document or given orally is indicative and subject to confirmation by reference to the sales contract in respect to unit area, finishes and fixtures.
- (2) Intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, or as otherwise necessary.
- (3) No person or behalf of HSL Developments Pty Ltd. has any authority to make or give any representation or warranty what so ever in relation to the property.

NOTE: For Individual Unit Areas Refer To Draft Strata Plan. Balcony/Terrace Gross Areas Exclusive Of Balustrades.

MK.005 A

## Floor Plan 2

5 Second Avenue,  
Blacktown



Key Plan



### Type 02 Floor Plan

02 Bed 02 Bath

Scale 0 5m



Apartment No.	Level
1102	11
1202	12
1302	13
1402	14
1502	15
1602	16
1702	17
1802	18
1902	19

Area (m2)	
Internal	85 m <sup>2</sup>
External	22 m <sup>2</sup>
Total	107 m <sup>2</sup>

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MK.004 A



## Floor Plan 3

5 Second Avenue,  
Blacktown



Key Plan



Type **05 Floor Plan**

02 Bed 02 Bath

Scale 0 5m



Apartment No.	Level
1105	11
1205	12
1305	13
1405	14
1505	15
1605	16
1705	17
1805	18
1905	19

Area (m2)	
Internal	71 m <sup>2</sup>
External	6 m <sup>2</sup>
Total	77 m <sup>2</sup>

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MK.007 A

# Floor Plan 4

5 Second Avenue,  
Blacktown



Key Plan



## Type 04 Floor Plan

02 Bed 02 Bath

Scale 0 5m



Apartment No.	Level
1104	11
1204	12
1304	13
1404	14
1504	15
1604	16
1704	17
1804	18
1904	19

Area (m2)	
Internal	71 m <sup>2</sup>
External	6 m <sup>2</sup>
Total	77 m <sup>2</sup>

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NOTE: For Individual Unit Areas Refer To Draft Strata Plan. Balcony/Terrace Gross Areas Exclusive Of Balustrades.

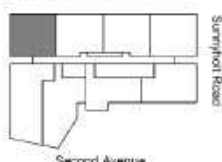
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5 Second Avenue,  
Blacktown



#### Key Plan



#### Type

3 Bed 2 Bath



Apartment No.	Level
7.03	7
Area(m2)	
Internal	99m <sup>2</sup>
External	48m <sup>2</sup>
Total	147m <sup>2</sup>

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 (1) All information given in relation to the property, whether contained in this document or given orally is indicative and subject to confirmation by reference to the sales contract in respect to unit area, finishes and fixtures.  
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# Property Inclusions

# Around The Area

Located in the hub of Blacktown City, It is only 650m away from Blacktown train station

+ 900m from Blacktown's shopping hub Westpoint

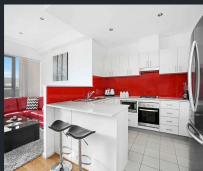
+ Short walk to many local restaurants and cafes.

+ Many local schools nearby

# Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	5/28 Patrick Street, Blacktown, NSW 2148	2	2	1	17/07/17	0 sqm	\$530,000
2	62/130 Main Street, Blacktown, NSW 2148	2	2	2	08/05/19	0 sqm	\$520,000
3	5/130 Main Street, Blacktown, NSW 2148	2	2	1	16/05/19	0 sqm	\$550,000
4	Unit 202/12 Fourth Avenue, Blacktown, NSW 2148	2	2	1	29/11/17	0 sqm	\$549,990
5	2/20 Tallawong Ave, Blacktown, NSW 2148	3	2	1	27/12/17	0 sqm	\$540,000
6	7/9-13 Griffith Street Blacktown NSW 2148	3	2	1	02/08/19	0 sqm	\$532,500

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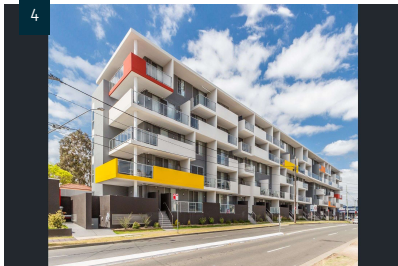
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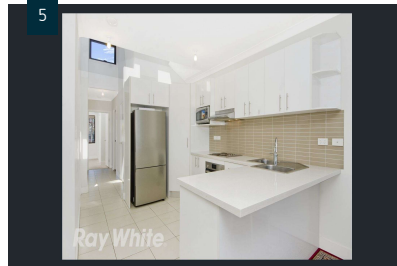
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4



5



6



# About Us

Laing+Simmons Seven Hills comes forward with an idea and an effort to serve and lead as an real estate agency for buying, selling and leasing in Seven Hills, Toongabbie, Old Toongabbie , Pemulway , Girraween and surrounding areas.

The Laing+Simmons Seven Hills team is led by a very experienced principal Sahil Sapra who has got a passion and a commitment to help and serve his clients with the best of his abilities . At our office we practise the mantra of "Keeping the needs of our clients first".

Staff at our office is energetic, target oriented , honest and well trained to keep up with the needs and expectations of our clients. The close knit team is extremely proud of it knowledge about the local areas and providing beyond the expected results.

Our Office is located at the corner of Best road and Prospect Highway , with ample of parking at the rear.

## Links

[Laing + Simmons Seven Hills Website](https://lssh.com.au/property-for-sale.html)

<https://lssh.com.au/property-for-sale.html>