



6/6 Andover Street, CARLTON

Light Filled, Peaceful & Convenient

Peacefully and privately positioned on the top floor of this well maintained 2 storey block of 6. This 2 bedroom security unit enjoys a delightful leafy outlook with district views towards Botany Bay with water glimpses. It's desirable and light-filled aspect will ensure year-round comfort. Features include:

- ☑ North East facing balcony flowing from open plan living & dining area
- ☑ 2 x bedrooms - oversize main & both with built-ins
- ☑ Sizeable 2nd balcony adjoining both bedrooms
- ☑ Very spacious kitchen with gas cooking & new appliances
- ☑ Tidy and well proportioned bathroom with combination shower/bathtub
- ☑ Separate toilet & internal laundry
- ☑ Low maintenance timber laminate flooring throughout
- ☑ Split system air-conditioning
- ☑ Security entrance
- ☑ Large lock-up garage

Walking distance to schools, shops & transport, this is a great opportunity to invest or occupy. Small boutique blocks like this are rare.

PRICE GUIDE: \$525,000.00

Area: 120 m2
 Council Rates: \$295.00 p.q.
 Water Rates: \$163.00 p.q.
 Strata Levy: \$4.00 p.q.

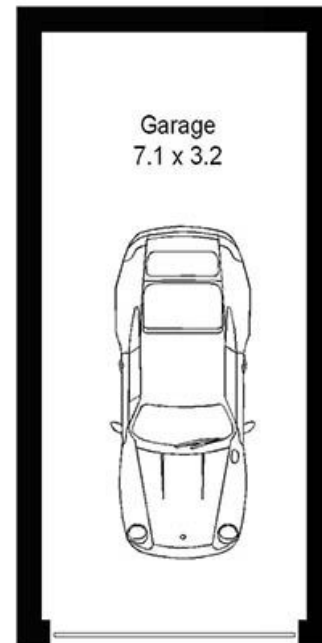
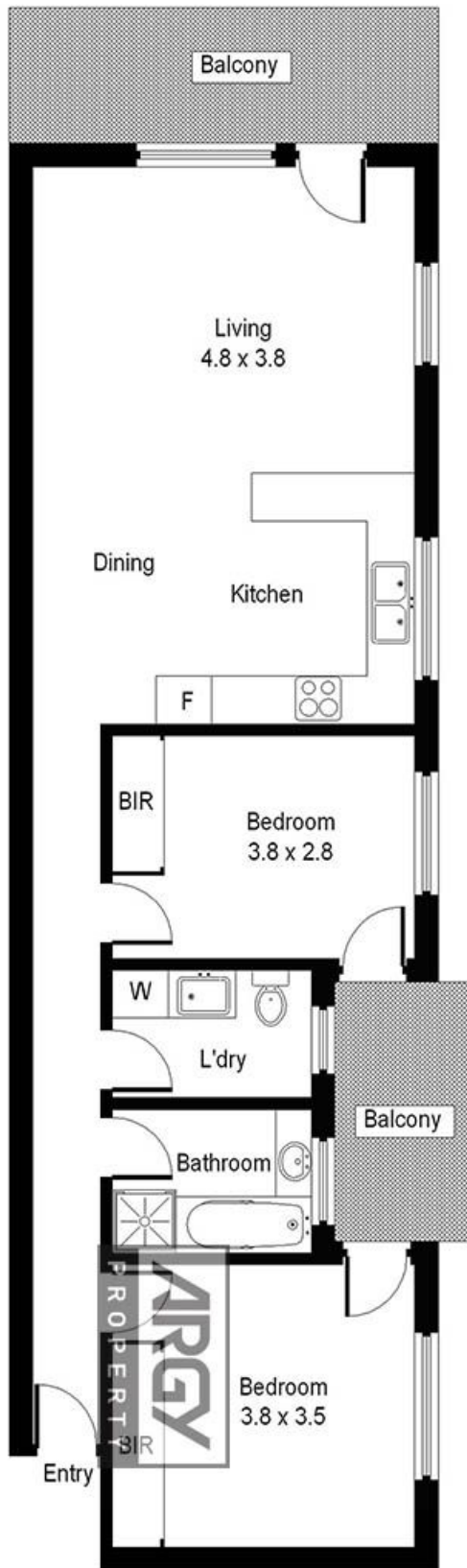


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argyproperty

OFFICE

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(Not Shown In Actual
Location/ Orientation)

Garage

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Please note: All stated dimensions are approximate only.
Particulars given are of general information only and do not
constitute any representation on the part of the vendor or agent.

