



23/1-9 Andover Street, CARLTON
Sunny & Stunning

Superbly crafted townhouse style apartment boasts a sophisticated blend of contemporary elegance which seamlessly fuses idyllic sunlit Northerly interiors with vogue finishes. Perfectly spread across the mid and top floors of this exceptionally well maintained and 8 year young boutique security complex which is set in one of Carlton's most sought after pockets. Features include:

- 2 double bedrooms with large built in robes and ensuite in the main
- Spacious open plan living and dining flowing to outdoor entertaining area
- Large contemporary kitchen with quality appliances including ducted rangehood
- Feature tiled splashbacks & Caesarstone bench-tops
- Modern bathroom with bathtub and shower complimented by feature tiling
- Private balcony featuring granite tiles and offering an outlook to the City skyline
- Sizeable automatic tandem garage with plenty of space to add storage
- Desirable Northerly aspect allowing for an abundance of natural light
- Internal New York' style laundry
- Exceptionally well built and maintained secure boutique block

PRICE GUIDE: \$740,000.00

Area: 136 m2
 Council Rates: \$335.00 p.q.
 Water Rates: \$168.00 p.q.
 Strata Levy: \$3,410.00 p.q.

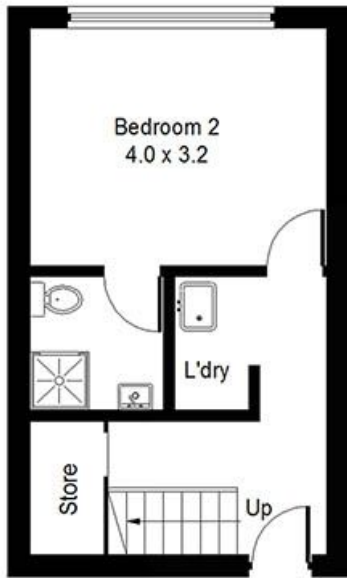


Walter Glaser
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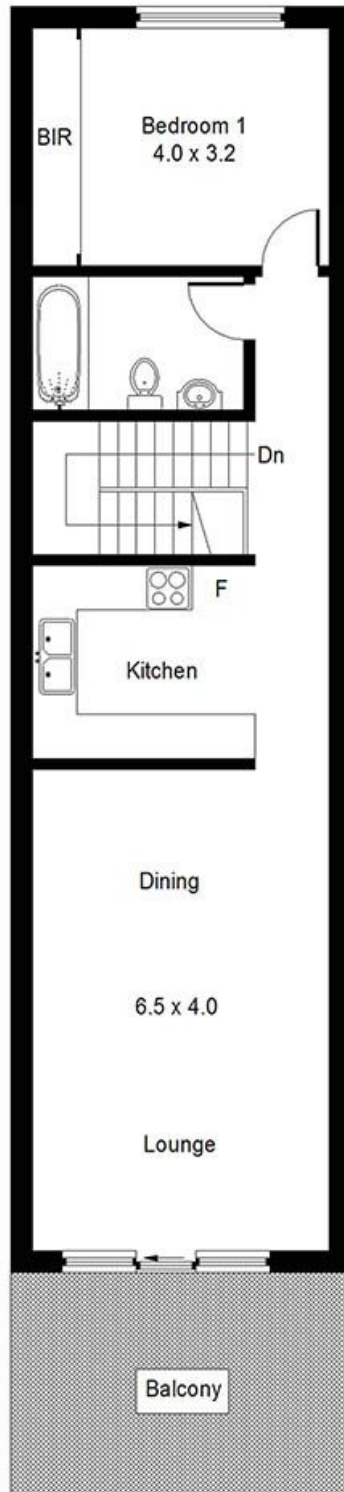
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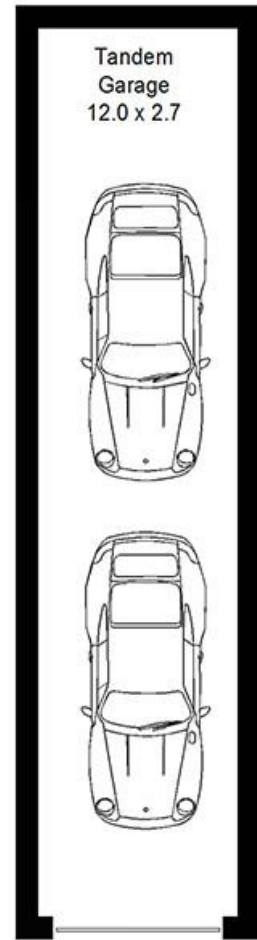
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Ground Floor



First Floor



(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.

