



3/2-6 Shaftesbury Street, CARLTON

Under Contract

Spacious ground floor corner apartment with a predominate eastern aspect and leafy outlook. Exceptionally quiet and private, as well as being designed so that the living areas and one bedroom have access to a large undercover terrace, ideal for entertaining or alfresco dining. Also featuring:

- Combined open living & dining area with generous proportions
- Large kitchen with modern appliances and plenty of storage
- Contemporary bathroom with bath tub and separate shower
- Both bedrooms feature built-in robes
- Separate internal laundry with the convenience of 2nd toilet
- Well-maintained security building and intercom system
- Secure lock up garage with internal access
- Low Strata fees \$584 approx. per quarter

This prime setting makes a rare acquisition. Occupying the corner of Shaftesbury Street and Garfield Lane, just a short stroll to shops and station.

PRICE GUIDE: \$715,000.00

Council Rates: \$341.00 p.q.

Water Rates: \$168.00 p.q.

Strata Levy: \$2,339.00 p.q.



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(Not Shown In Actual Location / Orientation)

3/2-6 Shaftesbury Steet, Carlton, NSW 2218

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.



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