



## NORTH FACING AND PRIVATE

Peacefully and privately positioned on the first floor of a well maintained block of 8 units, this 2 bedroom security unit enjoys a delightful leafy outlook and a light-filled North aspect ensuring year-round comfort. Features include:

- \* Large main bedroom with built-in robe
- \* Second bedroom with built-in robe
- \* Spacious L-shaped living/dining area
- \* Split system air conditioner in living area
- \* Dual access to large L-shaped tiled balcony
- \* Recently updated kitchen with stainless steel appliances
- \* Bathroom with separate shower and bath
- \* Large internal laundry
- \* Over-sized garage with internal access & storeroom
- \* Convenient location

**PRICE GUIDE:** \$470,000.00

Area: 137 m2  
 Council Rates: \$287.00 p.q.  
 Water Rates: \$157.00 p.q.  
 Strata Levy: \$560.00 p.q.



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**argy**property

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**2 Carnarvon, St. Carlton**

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.



(Not Shown In Actual Location / Orientation)  
**Outbuilding**