



Contemporary Unit with Exceptional Features In the Heart of Carlingford



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41/346-362 Pennant Hills Road, Carlingford

Sold for \$751,500 (Feb 22, 2024)

Nestled in a highly coveted location, this property offers a blend of comfort and modern living, catering to those in search of a convenient and stylish lifestyle. Featuring three spacious bedrooms, it provides ample space for a growing family or accommodating guests. The primary balcony and two of the bedrooms face East-South, while the ensuite is oriented towards the West. Consequently, the entire property is bathed in natural light throughout the entire day.

Features:

- Three generously sized bedrooms, with two equipped with built-in wardrobes, providing comfortable living quarters.
- Expansive open plan living and dining area seamlessly flows onto an oversized balcony, offering panoramic views.
- Spacious kitchen featuring gas cooking facilities and stainless-steel appliances, and boasting ample storage space.
- Main bathroom combined with both shower and bath, ensuring a touch of luxury.

Property ID: L25856338

Property Type: Unit

Garages: 2

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- A separate toilet and internal laundry for added convenience.
- Master bedroom with a private ensuite, creating a retreat-like experience.
- Elegant timber flooring throughout the entire unit, enhancing the overall aesthetic appeal.
- Double lock-up garage with internal access to the building, providing secure and convenient parking facilities.

Transport, Shops, and Surrounding Facilities:

- Less than 15 minutes to the upcoming Carlingford Light Rail Station and a direct bus route to Parramatta CBD.
- Only a traffic light away from Carlingford Village Shopping Centre, and then just another light before reaching Carlingford Court Shopping Centre.
- Approximately 10 minutes to nearby parks and recreational areas, enhancing outdoor leisure options.
- Within the catchment of esteemed local schools such as Carlingford Public and Cumberland High, ensuring quality education.
- Approximate outgoings: Strata Levy \$1141/pq

Council Rate \$213/pq

Water Rate \$171/pq.

- Internal size:125sqm, total size on title: 157sqm.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of the information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable.