



**SOLD IN ONE WEEK - BY SAM KARATASAS**



## 2/1 Houston Road, Kensington

**Sold Prior To Auction for \$880,000 (Jul 25, 2024)**

Discover the perfect blend of art deco charm and modern convenience in this beautifully renovated Art Deco one-bedroom apartment plus study/sunroom. This sun-washed north facing apartment, features a modern kitchen and a renovated bathroom with a bathtub and shower.

Ideally located within a short walk to the light rail, UNSW, NIDA, POWH, public transport, and the vibrant Anzac Parade dining district, this apartment ensures you are always close to the action.

The generous-sized bedroom includes a study nook and built-in wardrobes, perfect for both comfort and functionality, complemented by a cozy study/sunroom.

Enjoy the ambiance of a fireplace nook, with a gas option available, and appreciate the elegance of plantation shutters throughout. The apartment is adorned with stunning ornate high ceilings, with stained-glass details.

Additionally, the well-maintained common areas offer pleasant outdoor seating for your enjoyment. This apartment is a true gem, offering the best of both worlds in a prime location.

The Property Features Include:

<b>Property ID:</b>	L29139601
<b>Property Type:</b>	Apartment
<b>Building / Floor Area:</b>	55
<b>Land Area:</b>	437.0 sqm

**Sam Karatasas**

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- Beautifully renovated art décor one bedroom + study/sunroom apartment
- Sun-washed North Facing apartment
- Renovated modern kitchen and bathroom, with bathtub
- Brilliant location, within a short walk to the light rail, UNSW, POWH and Anzac Parade.
- Generous sized bedroom, with study nook and built in wardrobes
- Beautiful living area with fireplace, gas option available
- Stunning ornate high ceilings and stain glass details and plantation shutters throughout
- Pleasant, well maintained common areas with outdoor seating

Video: <https://www.instagram.com/p/C9TQ6SGNtpm/?hl=en>

#### Rates & Levies

Strata Fees: \$750.00 p/q

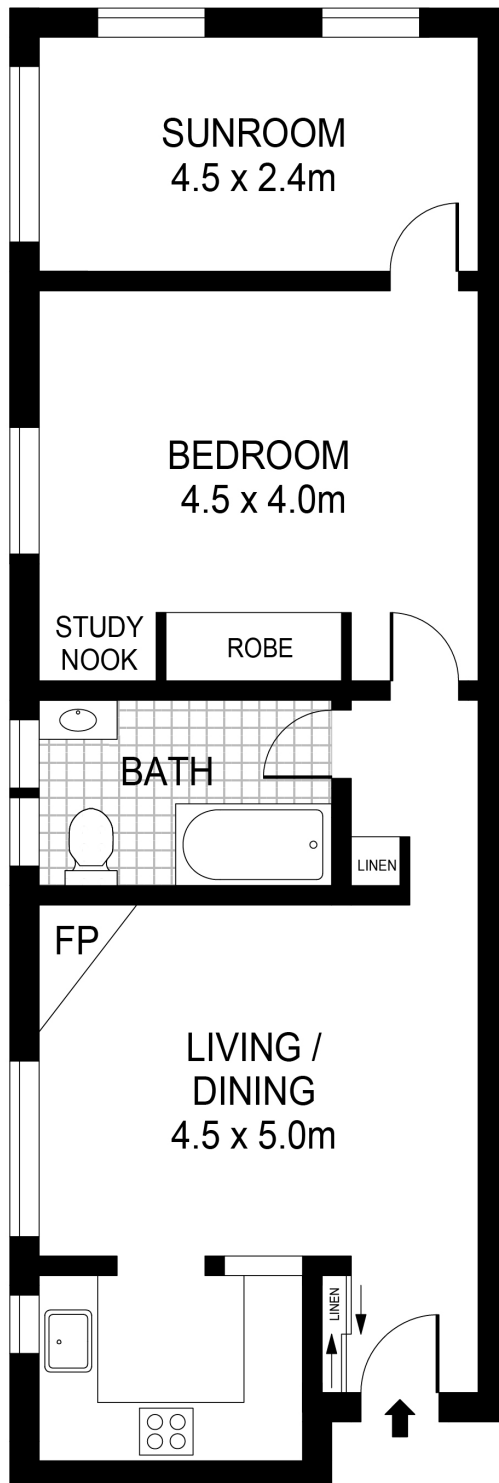
Water Rates: \$178.42 p/q

Council Rates: \$403.00 p/q

Please contact the exclusive selling agents for more information.

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INT : 55m<sup>2</sup> (approx)

**Raine&Horne.**  
Kingsford/Kensington

**2/1 Houston Road, Kensington**

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