



33/4-12 Huxtable Avenue, Lane Cove

Auction Guide \$750,000

Enjoying a tranquil park-side position adjoining Helen Street Reserve, this elevated full-brick apartment offers both security and convenience, making it ideal for living in or leasing out. Just moments to buses for Chatswood and the CBD, and Lane Cove’s buzzing Canopy precinct, it’s perfectly placed for a connected yet easy care lifestyle. The well-designed layout features windows on three sides, with open living and dining flowing to a sunny balcony. Stunning timber floors and fresh paint add instant interior appeal, underpinned by a modern kitchen, contemporary bathroom, and a full internal laundry.

- 120sqm of space incl 72 sqm apartment, 20 sqm garage plus 18 sqm store room
- Contemporary tree scape apartment in a well-maintained full brick strata block
- Large picture windows & balcony overlooks the park, sunny north frontage
- Open plan living and dining introduces modern timber floors and fresh paint
- Renovated kitchen, gas cooktop, grill, oven, adjoining full laundry room
- Two spacious double bedrooms soak up the north sunshine and leafy outlook

Property ID:	L33130356
Property Type:	Apartment
Garages:	1
Land Area:	3275.0 sqm

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- Fully tiled modern bathroom, shower and separate bath, vanity storage
- Footsteps to beautiful Helen Street Reserve open spaces and playground
- 11 minute walk (approx.) to Lane Cove Bus Interchange for City express
- 300m to buses for Chatswood Interchange Metro from Mowbray Road
- Walk to Lane Cove Village and Canopy, 350m to Great Northern Hotel
- In Mowbray Public School and Chatswood High School catchments

Strata Levies \$ 1,068 p/q

Council Rates \$ 401 p/q

Water Rates \$170 p/q