

1/20-22 Rutland Street, Allawah, NSW 2218



Apartment For Sale

Tuesday, 13 February 2024

1/20-22 Rutland Street, Allawah, NSW 2218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Auction If Not Sold Prior

Located in one of Allawah's premier boutique blocks in a quiet cul-de-sac setting. This beautifully presented two-bedroom ground floor apartment sets the tone with its private entrance, quality full brick construction and free-flowing layout with modern interiors enhanced by quality finishes throughout. Set in this well-maintained complex of only 13. This impressive apartment provides the ultimate lifestyle sanctuary. Light and airy with a bright sunny disposition, impressive in scale and bathed in natural light, it features beautifully appointed interiors with generous open plan living/dining areas enjoying seamless transitions to a wonderful alfresco entertainers terrace. Modern comfort and a quality build in an ultra-convenient location. This property is a superb offering for first-home buyers, downsizers and investors alike. Property features include:- Open plan living area with designated lounge and dining zones - Two well-sized bedrooms equipped with built-in wardrobes and ceiling fans - Oversized master bedroom with deluxe ensuite - Modern oversized bathroom with separate bath and shower enhanced with barn doors. New vanity and shower screens. - Sleek modern kitchen with stone bench tops, quality stainless steel appliances, gas cooking and ample storage - Internal laundry can be utilized for extra storage - Seamless transitions to a wonderful alfresco entertainers terrace - Complete with security car space and storage cage- Well-manicured security block with intercom - Separate entrance from block- Highly sought-after enclave walk-to-everywhere setting - NBN connection ready Appealing to first home buyers, downsizers and investors alike, this readymade apartment enjoys the many bus services offered to surrounding suburbs at your doorstep, while positioned within a stroll to Allawah Train Station. This highly sought-after enclave is moments to grocers, popular cafes and short drive to Hurstville CBD, Westfield shopping Centre and all main arterial routes. Quality school catchment options for primary, secondary and private school education. Total size: 119sqm approx. Apartment + Balcony: 100sqm approx. Garage & Storage Cage: 19sqm approx. Approximate Outgoings Per Quarter: Strata Rates: \$880.10 Council Rates: \$393 Water Rates: \$178.42