

**1/44A Grosvenor Crescent, Summer Hill, NSW 2130** Raine&Horne.

**Sold Apartment**

Wednesday, 14 February 2024

1/44A Grosvenor Crescent, Summer Hill, NSW 2130

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Apartment**



Filippo D'Arrigo  
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Xavier Lucas  
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**\$770,000**

Peacefully secluded yet perfectly positioned to reap the benefits of Summer Hill's lively café, dining and shopping mecca, this two-bedroom apartment offers a fresh low-maintenance lifestyle ideal for first home buyers, young professionals, students and savvy investors. It is bright, inviting and smartly appointed throughout, plus it's tucked away from the street in a well-maintained building just over 100m stroll to the train station. The property represents excellent value for money and is presented in tip-top condition - ready to live-in or lease out immediately.

- Quietly set well back from the street in leafy garden surrounds
- Windows on three sides offer good natural light and airflow
- Open living and dining area featuring sleek easy-clean floors
- Private balcony with great outlooks over the complex gardens
- Two bedrooms plus a renovated bathroom with full spa bath
- Well-appointed kitchen with timber benches and dishwasher
- In a small block of eight with a carport accessed from the rear
- Easy walk to amazing cafes, restaurants, bars and grocery stores

Suburb Profile: Summer Hill, 2130 Summer Hill is a residential suburb in the Inner West of Sydney, 8 kilometres west of the Sydney central business district. Buyers are drawn to the area thanks to its proximity to the CBD, fantastic village feel and beautiful tree lined streets. The area is serviced by Summer Hill railway station, Lewisham West and Taverners Hill Light Rail Stations and by numerous bus routes. Summer Hill's shopping precinct is centred around the town square and is surrounded by charming cafes and restaurants.

Agent: Filippo D'Arrigo 0416 118 621 Raine & Horne Marrickville 02 9560 7599 <https://www.raineandhorne.com.au/marrickville> Auction: Tuesday 12 March at 5:30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville