

# 1/76-82 Anzac Parade, Kensington, NSW 2033

## Apartment For Sale

Sunday, 26 May 2024

1/76-82 Anzac Parade, Kensington, NSW 2033

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Paul Langsam  
0412375551



Ben Langsam  
0415967983

## Auction

Retreat to your own private sanctuary in this contemporary semi-style apartment, tucked away to the rear of the popular 'Academie' complex in the heart of Kensington. Cleverly designed with effortless living and entertaining in mind, it reveals a great layout with fresh modern interiors and east and west aspects allowing easy cross-ventilation. Chef's will adore the gourmet kitchen with Smeg gas appliances, while generous living and dining zones flow seamlessly to a fabulous undercover terrace set against a secluded leafy backdrop. The well-sized bedrooms are appointed with built-in wardrobes, the main features an ensuite and both enjoy access to a second balcony bathed in afternoon sunshine. Boasting 100sqm of internal living and complete with level lift access to secure parking, it is placed opposite the light rail, footsteps to shops, eateries, UNSW, buses and Centennial Parklands. Property Features:- Oversized layout with 100sqm approx. of internal living areas- Open plan living and dining enjoys easy outdoor flow- Clever design with dual aspects for easy cross-ventilation- Superb covered entertainers' terrace with leafy outlook- Modern stone kitchen, Smeg s/steel gas appliances- Light filled bedrooms with mirrored built-in wardrobes- Generous bedrooms enjoy access to sunny covered balcony- Split-cycle air conditioning, timber floors, high ceilings- Private entrance foyer, video intercom, vast storage- Convenient lift access to secure basement car space- Freshly painted throughout, abundant visitor parking- Outstanding investment prospect in ultra-central setting- Light rail, shops, popular eateries, buses at doorstep- Walk to UNSW, Centennial Park, accessible to beaches, CBD