

10/17 Rutland Street, Allawah, NSW 2218



Sold Apartment

Thursday, 14 September 2023

10/17 Rutland Street, Allawah, NSW 2218

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 166 m2

Type: Apartment



Myanna Wedes

0431927391

\$864,000

Sold By Patrick & Myanna! An incredible and rare opportunity exists in the prized growing market of Allawah with this penthouse style double brick apartment spanning over 166m² approx. The welcoming ambience, Feng Shui energy and relaxed atmosphere are unique and cater to those looking for a clever layout, greenery, privacy, lovely air flow, low maintenance living and lovely natural light creating the perfect oasis of enjoyment. Owner-occupied and meticulously maintained, this apartment is set within a boutique block of 10 apartments and will tick the boxes for all varying age brackets across the Sydney market. The outdoor balcony terrace is a golden gem and incredibly unique bringing together the Inner West & Eastern Suburbs entertainment vibes with district views towards Botany Bay and the surrounding community. It is the perfect addition for those who want to entertain all year round, host dinner parties, family events and celebrate key holidays. For sporting enthusiasts, this is the ideal location for yoga, daily meditation and overall health, wellness, and enjoyment. The generous living and dining area partners perfectly with the rest of the floor plan allowing for comfort throughout all four seasons. It is suitable for families, first home buyers, professional couples, medical and essential workers, investors, superannuation buyers, retirees and those upgrading/relocating from out of the area. Take advantage of this aura of class, sophistication and luxe finishes throughout with only one common wall, privacy, peaceful surroundings, hardwood floating timber floors and space available to integrate a home office or study zone. The leafy views frame the apartment beautifully and provide retreat-style living within an urban landscape. With a walk-to-everywhere address, the residence will capture the eyes of those wanting to be centrally located with excellent access to Allawah Train Station, bus transport, cafes, restaurants, schools, supermarkets, medical facilities, Allawah Hotel, outdoor parks, Westfield Hurstville and Kogarah Village. Only ten minutes from Ramsgate Beach, Sans Souci, Dolls Point and Brighton-Le-Sands beachside communities. For sporting enthusiasts, you can drive or cycle to Beverley Park Golf Course, Poulton Park synthetic fields, Carss Bush Park, Parkside Tennis Courts, Harold Fraser Oval and Hurstville Oval. Versatile options are available for those working at St George Hospital, Sydney Airport, Port Botany and surrounding business districts.

Accommodation:- Large floorplan catering to varying demographics with light-filled spaces, privacy, ease of comfort, low-maintenance living and tranquillity.- Three bedrooms, two with built-in wardrobes plus ample space in the master for a nursery to be set up for those with newborns/young children.- Solid double brick construction, high ceilings, nbn™ Fibre to the Curb (FTTC) connected, internal laundry with access to the outdoor entertainer's balcony, abundant storage space and split system air-conditioning.- East-facing aspect, an amazing entertainer's alfresco entertaining area for relaxing outdoors, a lovely cross-breeze and Inner West terrace style vibes.- Large living and dining area, ideal for those who like to have dinner parties whilst enjoying movies, playing card games and spending time outdoors.- Quality family-sized bathroom, ideal for those with young children as there is a separate shower, bathtub, vanity plus a separate toilet.- Generously sized kitchen with stone benchtops, dishwasher, oven, electric cooktop, range hood, plenty of cupboard storage, and tree-lined views.- Pet-friendly subject to strata approval, secure intercom system and a quality investment for those wanting to increase their rental portfolio.- Superb side-by-side lock-up garage ideal for cars, sporting equipment, additional storage or a home gym area.

Features & Amenities:- Direct School Catchment: Carlton South Public School, Blakehurst High School, access to St George Christian School, Marist College Kogarah and varying private schools including Danebank Anglican School For Girls.- 2-minute walk to Allawah train station, cafes, shops and nearby eateries.- Access the N10, N11, and 947 bus services to surrounding areas.- 5-minute drive from Hurstville Yum Cha, cafes, eateries, Coles, Woolworths, Aldi and Hurstville Foodies & Farmers Market.- Presents a lifestyle of convenience as a walk-to-everywhere address, ideal for those who like to ride bicycles and stay active.- Walk to Joy Mead Park to relax, play on the equipment, meditate and have family picnics. Perfect for children to play and enjoy being outdoors.- 5 minutes to Hurstville CBD, Westfield Shopping, Kogarah Village, St George Private & Public Hospitals, TAFE & Kogarah train station.- 5 minutes to ALDI Carlton, Woolworths Hurstville East Quarter, BWS East Quarter, Love Of Beans and Self Raised Bread Shoppe.- 15 minutes to Sydney Airport Domestic & International plus Lady Robinsons Beach, Cook Park, Brighton-Le-Sands, Monterey, Dolls Point, Sans Souci and Sandringham. Easy access to the new St George Sailing Club, St George Motor Boat Club, Bay Breeze Cafe and Cafe Bella Dee.

Total Size: 166m² approx. (as per contract for sale).
Approximate Outgoings Per Quarter:Water: \$180pq approx.Council: \$363pq approx.Strata: \$1200.41pq approx.
Estimated Rental: \$850 per week approx.
For more information or to discuss this property, please contact:Patrick Wedes | 0418 356 789 & 7229 1230.Myanna Wedes | 0431 927 391 & 7229 1231.Social Media: @TeamWedesBellePropertyBelle Property Platinum Elite Agents FY23, FY22 & FY21.*All information contained herein is

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