

**104/45 Andover Street, Carlton, NSW 2218**



**Apartment For Sale**

Tuesday, 16 January 2024

104/45 Andover Street, Carlton, NSW 2218

**Bedrooms: 2**

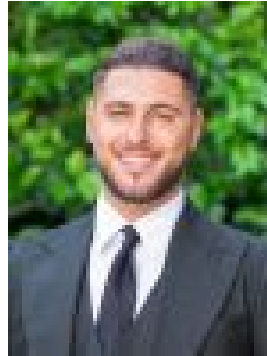
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Angelo Vagenas  
0412125753



Gregory Kolyvas  
0412357849

## **Guide \$700,000**

Stylish and well appointed throughout, this modern first floor apartment provides a low maintenance lifestyle of exceptional comfort and convenience. Its central location is a walk from Carlton South Public School, village shops, buses and Carlton Station.- Spacious lounge and dining areas set beneath high ceilings- Bright and airy interiors deliver wonderful sense of warmth- Smooth outdoor transition to covered entertainers' balcony- Stone finished kitchen has gas cooktop and Smeg appliances- Two bedrooms, built/walk-ins, main suite opens to balcony- Fully tiled bathrooms boast rain showers and quality fixtures- Study creates ideal work-from-home space for professionals- Air conditioning, gas heating bayonets plus internal laundry- Basement parking space, storage cage, intercom, lift access- Minutes from St George Hospital and Beverley Park Golf Club