

# 117sqm/17 Moseley Street, Carlingford, NSW 2118

## Apartment For Sale

Wednesday, 3 January 2024

117sqm/17 Moseley Street, Carlingford, NSW 2118

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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0280455388

## Contact Agent

Developed by H&T Group and built by their strong construction company, H&T Homes NSW - Australia's trusted builder that has been awarded a 3.5 Gold Star iCIRT Rating. Introducing Moseley: A stunning, brand new boutique apartment that's OC approved, with strata plan registered, and ready for you to move in anytime! Nestled in a prime location, this exquisite 2 bedroom apartment epitomises contemporary living. Meticulously crafted with unparalleled attention to detail, it exudes sophistication and comfort. Conveniently positioned, residents can relish swift access to Carlingford Court and Village Shopping Centres, as well as seamless connections to public transportation. Beyond its modern allure, this residence is surrounded by top educational institutions, making it an ideal choice for those valuing both style and practicality in their home environment. Flexible deposit starting from just 1% to exchange contract\*. Book a viewing today and make an offer! We offer a rental guarantee of 6% for the first year to investors. This means that, upon the completion of your settlement, you'll receive one year's worth of rent upfront, with management and letting fees deducted.

Availability is subject to limited stock. - One of the best quality projects in this area, private inspection welcome- A quiet and exclusive community featuring 41 exceptional residences: 5 three bedroom apartments (3 of which are penthouses), 31 two bedroom apartments, and 5 one bedroom apartments - Spacious interior with engineered timber flooring throughout - no carpet- Two expansive balconies, inviting an abundance of natural light - Premium stone benchtops with Miele kitchen appliances- Generously sized bedrooms with double glazed windows - Elegant bathrooms with floor-to-ceiling tiles - High standard Daikin ducted air-conditioning- Huge gym (approx. 80 sqm) and BBQ areas for your leisure- Electric vehicle charging docks in the basement- 3 Schindler lifts within the building Location Benefits:- James Ruse Agricultural High School - 3 min drive. The King's School - 8 min drive. Macquarie University - 12 min drive.- Surrounded by green parks, leafy tree-lined streets - Minutes' walk to Carlingford Court, Carlingford Village & restaurants- Easy access to transport; Buses to Macquarie Park, Epping & Parramatta Our apartment qualifies for the new First Home Buyers Assistance Scheme. For more details, please visit the NSW Revenue website. Are you an agent or want to refer your friends and family? Get paid for referrals! Contact us for more details.\*Disclaimer. Please note that the images of the interior included depict our 2 bedroom display apartment. These images are intended to provide a general idea of the property's layout and features. We recommend scheduling an inspection to get an accurate representation of this particular property. \*Subject to change. Please contact us 0479 137 666 for more information. We provide both English & Chinese services. [????????](#)