

119/2-8 James Street, Carlingford, NSW 2118



Apartment For Sale

Wednesday, 24 April 2024

119/2-8 James Street, Carlingford, NSW 2118

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Jason Zeaiter
0407239536



RestOn Real Estate Sales Department
0288063413

Contact Agent

FIRST OPEN HOUSE: Saturday 27th April from 10:15am till 11:00am Welcome to your new urban oasis in the heart of Carlingford! Discover the epitome of modern living with this stunning 2-bedroom, 2-bathroom apartment situated on level 16, offering breathtaking views and luxurious amenities. Key Features:

- Prime Location: Enjoy the convenience of city living with the tranquility of suburban charm. Just a stone's throw away from Carlingford Light Rail Station, commuting has never been easier. Plus, indulge in retail therapy at Carlingford Village shopping centre, all within close proximity.
- Contemporary Design: Step into a world of sophistication and style with this meticulously designed apartment. Boasting sleek finishes and an open-plan layout, this residence is perfect for both relaxation and entertaining.
- Spacious Living: Spread across a generous floor plan, this apartment offers ample space for comfortable living. Entertain guests in the spacious living area or unwind in the privacy of your own sanctuary.
- Master Suite: Retreat to the comfort of the master bedroom complete with an ensuite bathroom, offering a serene space to unwind after a long day.
- Modern Comforts: Experience year-round comfort with a multi-head reverse cycle split system air conditioning to the living and bedroom areas, ensuring optimal temperature control whatever the weather.
- Security Features: Benefit from video intercom and security swipe card restricted access to the building and lifts, providing an added layer of security for you and your loved ones.
- Secure Parking and Storage: Enjoy secure basement parking for one car and a storage cage on the ground floor, providing ample space for your belongings.
- Spectacular Views: Marvel at panoramic views stretching as far as the eye can see. Whether it's sunrise or sunset, every moment is elevated with breathtaking vistas from your private balcony.
- Lifestyle Amenities: Immerse yourself in a lifestyle of luxury with access to a range of onsite amenities, including landscaped gardens, communal pool area, and more.
- Income: Currently leased until 09/09/24 with a weekly rent of \$630 per week. Similar properties in the area are now leasing for approx \$680 - \$720 per week, providing an opportunity for income uplift upon expiry of the current lease.

Outgoings:

- Strata: Approx \$1,240 per quarter
- Council: Approx \$317 per quarter
- Water: Approx \$172 per quarter plus usage

Don't miss your chance to own a slice of paradise in Carlingford! Whether you're a first-time buyer, savvy investor, or looking to downsize, this apartment offers the perfect blend of comfort, convenience, and style. Contact Jason Zeaiter on 0407 239 536 and make this dream apartment yours! Disclaimer: Reston Real Estate and its directors, employees and related entities believe that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended or implied. Any interested parties should rely on their own inquiries.