

**12/23-25 Noble Street, Allawah, NSW 2218**



**Unit For Sale**

Thursday, 25 January 2024

12/23-25 Noble Street, Allawah, NSW 2218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## For Sale | Contact Haris Softic

Presenting outstanding lifestyle appeal in an tightly held block of 12. This generous two bedroom apartment ensures an easy care lifestyle of ultra-convenience in a peaceful pocket in Allawah. Well-presented and bathed in natural light, it features separate lounge and dining zones enhanced by high ceilings and wide picture windows and entertainers balcony. Property Features Include: - Two spacious bedrooms main bedroom complete with built in wardrobe - Open plan living area with designated lounge and dining zones - Bright and airy bathroom with separate shower and bathtub- Gourmet kitchen with quality bench tops, appliances and ample storage - Internal laundry with room for storage - Entertainers balcony brimming with light - Freshly painted throughout- New floating floorboards - New blinds throughout - New LED light fittings - New stainless steel cooktop oven and range hood- Complete with lock up garage - Highly sought-after enclave walk-to-everywhere setting - NBN connection ready Appealing to first home buyers, downsizers and investors alike, this readymade apartment enjoys the many bus services offered to surrounding suburbs at your doorstep, while positioned within a stroll to Allawah Train Station. This highly sought-after enclave is moments to grocers, popular cafes and short drive to Hurstville CBD, Westfield shopping Centre and all main arterial routes. Quality school catchment options for primary, secondary and private school education. Total size: 100.3sqm approx. Apartment + Balcony: 82.7sqm approx. Garage: 17.7sqm approx. Approximate Outgoings Per Quarter: Strata Rates: \$678.60 Council Rates: \$393 Water Rates: \$180.38