

**16/380-384 Railway Parade, Carlton, NSW 2218**



**Apartment For Sale**

Sunday, 26 May 2024

16/380-384 Railway Parade, Carlton, NSW 2218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark Somboli



Victoria Voulgelis

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## For Sale | Contact Agent

Occupying a highly sought after position in Carlton, this well presented, spacious two bedroom apartment sets the tone with its vast layout, quality full brick construction and grand proportions. Flooded with natural sunlight throughout it reveals an impressive functional layout offering separate living and dining zones, additional study perfect for those who WFH, opening up to wonderful leafy balcony. Providing a promising lifestyle and readymade retreat of contemporary comfort and quality in an ultra-convenient location. This property is superb for young families, first home buyers, downsizers and investors alike. Set within a well maintained complex of 16, this apartment promises a peaceful and convenient lifestyle being only a short stroll to both Carlton and Kogarah CBD's. Property Features Include: Generous proportions featuring separate living and dining zones. Two spacious bedrooms, both with mirrored built-in wardrobes. Study and/or media room perfect for those working from home. Gourmet modern kitchen with quality bench tops, Westinghouse appliances and ample storage. Bright and airy bathroom with separate bath and shower. Entertainers balcony brimming with light and leafy outlook. Internal laundry, security block with intercom. Freshly painted throughout. Warm and wonderful floorboards throughout. Highly sought-after enclave walk-to-everywhere setting. This readymade apartment enjoys the many bus services offered to surrounding suburbs at your doorstep, while positioned within a stroll to Carlton and Allawah Train Stations. 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: 119sqm approx. Apartment + Balcony: 102sqm approx. Lock-Up Garage: 17sqm approx. Approximate Outgoings Per Quarter: Strata: \$1,691.56pq approx. Council: \$393pq approx. Water: \$171.41pq approx.