

# 16/8-18 Shaftesbury Street, Carlton, NSW 2218



## Sold Unit

Tuesday, 12 March 2024

16/8-18 Shaftesbury Street, Carlton, NSW 2218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 121 m2**

**Type: Unit**



Shmily Chen

**\$861,000**

SOLD WITHIN 10 DAYS BY SHMILY CHEN 0433 602 668 Awash in northern sunlight and surrounded by tranquil green views, the delightfully serene apartment offers a lifestyle of privacy and convenience. This top floor residence set in a security building an easy walk from Carlton Station and Carlton village shops and cafes. With a beautiful North West aspect capture the sun throughout the day. It boasts an intuitive layout that maximises the expansive floor space, seamlessly merging fluid design with an expansive balcony. The full-sized kitchen offers ample storage, brand new oven and newly installed electric cooktop, large fridge space, dishwasher, and an opportunity to create a modern touch if desired. The large internal laundry is tucked away nicely and offers a second toilet which is a must for those that have larger families. Parking is essential and this unit comes with its own oversized lock up garage (22 sqm<sup>2</sup>, the biggest in the strata complex) within the secure car parking area. Features Include: \* Freshly laid timber floorboards now span the entire unit. \* A pristine oven and electric cooktop, both brand new - just installed.\* Facing northwest, bask in abundant natural sunlight throughout the day.\* Ideal floor plan, internal laundry, separated dining and living \* Secure Lock Up Garage with remote controlled access, additional space for storage \* Quiet residential street, located on the top floor\* Large entertainers' balcony off lounge \* Enjoy the comfort of ducted reverse cycle air conditioning.\* Two good sized bedrooms with built in robes \* Full size kitchen with ample storage pantry\* Internal Laundry with large hot water system and a second toilet \* further scope to increase value\* Ideal property for first homeowners, young couples/families - Set on a quiet leafy street\* Carlton South Public catchment \* Easy 30-minute commute to the city via public transportInternal size:99 sqm<sup>2</sup> Locked-up Garage:22 sqm<sup>2</sup>Total size:121 sqm<sup>2</sup> Strata fee:\$789.81 approx. per quarterCouncil rate:\$369.00 approx. per quarterWater rate:\$172.11 approx. per quarterDisclaimer: Auxin Property believes that this information is correct but it does not warrant or guarantee its accuracy. Certain information has been obtained from external sources. All interested parties should make and rely upon their own enquiries to determine whether this information is in fact accurate. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. Figures may be subject to change without notice.