

**17/2 Charles Street, Carlingford, NSW 2118**

**Townhouse For Sale**

Thursday, 9 May 2024

**SOAMES**

17/2 Charles Street, Carlingford, NSW 2118

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Patrick Goode



Edmond Wing Chun Wong  
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## **Auction Unless Sold Prior**

Nestled in a tranquil and private complex, this modern brick townhouse presents three bedrooms of spacious comfort. Positioned at the back of the block, it provides a serene sanctuary while ensuring easy access to key amenities. Inside, discover three bedrooms with built-in wardrobes, a sizable master bedroom boasting mirrored built-ins, floor-to-ceiling windows, and an ensuite. Other features include a separate dining area adjoining the kitchen, an internal laundry, abundant natural light, and both front and rear courtyards requiring minimal maintenance. Enjoy the added convenience of a play area within the complex, double lock-up garage within the secure confines of the gated complex. Enjoy the convenience of proximity to Parramatta CBD, leading schools, railway station, Carlingford Court & Village, local parks, and library.

**Features & Location Benefits:**

- Total property size 215sqm
- The expansive lounge area provides ample space for family and guests
- Three generous bedrooms with mirrored built-in robes
- Master bedroom with double ceiling height, ensuite and wall-to-wall robes
- Newly installed laminate flooring, carpet and lighting
- Freshly painted throughout ready to move in and enjoy
- Appointed ceiling fans and split system air conditioning for all your cooling and heating needs
- Well-appointed kitchen with gas cooking, stainless steel appliances and ample storage
- Internal laundry facilities alongside a combined downstairs powder room
- Spacious courtyard area ideal for entertaining guests
- Expansive and private paved courtyards in both front and rear
- Double lock-up garage with either intercom or remote access
- Corner block position with only one common wall
- Conveniently located bus stop at the complex entrance
- Within the catchment area of Carlingford West Public School
- Moments away from the newly constructed Parramatta light rail
- Approx. 1.9km to Carlingford Court & Village, 5.2km to Epping Station, 440m to Homelands Reserve and playground
- Approx. 800m to Carlingford West Public School, 550m to Cumberland High School
- Approx. 750m to James Ruse Agricultural High School, 1.9km to The King's School

For further information, please call Patrick Goode on 0420 904 580 or Edmond Wong on 0402 688 296. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.