

# 2/4 Kensington Road, Kensington, NSW 2033

ASCOTT  
ESTATE AGENTS

## Apartment For Sale

Tuesday, 2 April 2024

2/4 Kensington Road, Kensington, NSW 2033

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Maxx Mancuso  
0280400213

## CONTACT AGENT

An ideal opportunity for the discerning investor or first time owner seeking entry into one of the east's most exclusive enclaves, this charming Art Deco apartment exudes character and convenience over one easy level. In a boutique block of just Eight, it is little more than a 280m walk to Kensington village cafes and the light rail, as well as only 700m to the University of New South Wales. • Neatly presented with scope to further modernise • Enormous common rooftop terrace, laundry room • Inviting lounge, polished floors, one common wall • Generous bedroom complete with mirrored built-ins • High ceilings, double brick, bathroom with bathtub • User-friendly eat-in kitchen includes gas appliances • With the potential of achieving a solid rental return • Minutes to Centennial Park, hospitals and beaches

Outgoings; Council \$418.60 P/Q Water \$178.42 P/Q Strata \$1,369.64 P/Q