

**2/6 Benton Avenue, Artarmon, NSW 2064**

**SHΞAD**

**Sold Apartment**

Thursday, 9 November 2023

2/6 Benton Avenue, Artarmon, NSW 2064

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Daryl Katz  
0284481208



Kurt Lawther  
0451032204

**\$1,050,000**

\*\*\* SOLD! SOLD! SOLD! \*\*\*Enjoy this ultra spacious apartment, peacefully located in a charming and sought after low rise block on one of Artarmon's quietest streets. Immaculately presented throughout with a warm, inviting ambience, the centrepiece is a stunning renovated gourmet kitchen with top quality finishes. The floor plan is outstanding, boasting 116 sqm on title, and a massive, versatile living area offering defined lounge and dining as well as a substantial study space. There is a seamless flow out to the balcony featuring a pleasing leafy outlook and perfect north-east aspect. Supremely conveniently located in close proximity to Artarmon station, village shops, Artarmon Public School and moments to Elsie Wearn Park.

- Two generous bedrooms, both with built-in robes
- Huge, versatile living includes ample space for study area
- Superb stone kitchen with abundant cabinet and counter space
- Sparkling, contemporary renovated full bathroom
- NE-facing balcony with pleasing, serene outlook
- Oversized internal laundry, linen press, entry vestibule
- Reverse cycle air conditioning in living areas and main bedroom
- Large 18sqm lock-up garage with automatic door

Approximate Outgoings  
Strata Levies: \$1,399pq  
Council Rates: \$381pq  
Water Rates: \$175pq  
Approximate areas: Unit (incl balcony) 98sqm  
Security Parking 18sqm  
Total 116sqm  
Strata Plan Registered 1978

Disclaimer: The above information has been furnished to us by a third party. Shead Real Estate Pty Ltd have not verified whether or not the information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Figures may be subject to change without notice.