

**2/7 Pitt-Owen Ave, Arncliffe, NSW 2205**



**Apartment For Sale**

Monday, 22 January 2024

2/7 Pitt-Owen Ave, Arncliffe, NSW 2205

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Apartment**



Laura Apoleska  
0410323084



Vesna Apoleska  
0295972100

**\$670,000**

Escape the hustle and bustle of city life and step into the serene embrace of Arncliffe, where tranquillity meets convenience. We present to you a unique 2-bedroom apartment nestled in a quiet street. With only a 2-minute drive to Arncliffe train station and 11-minute drive to Sydney Airport, it offers a perfect blend of comfort, style, and accessibility.

- Two Bedrooms: The apartment includes two bedrooms, both equipped with built-in robes. This provides ample storage space for residents.
- Skylight in Main Bedroom: The main bedroom is enhanced with a skylight. This can bring in natural light, creating a bright and airy atmosphere.
- Modern Kitchen: The kitchen is modern and comes equipped with a dishwasher. This is convenient for efficient and easy meal preparation and clean-up.
- Combined Living and Dining Area: The living and dining areas are combined, offering a dual space for relaxation.
- Good Size Bathroom/laundry: The apartment features a spacious bathroom which includes a laundry provision. This is often a desirable feature for easy convenience and efficiency.
- Lock-Up Garage: The presence of a lock-up garage provides secure parking for residents, protecting their vehicles from the elements and potential security concerns.
- Freshly Painted Throughout: The apartment has been freshly painted throughout. This not only gives the space a clean and well-maintained appearance, but it also gives you the opportunity to move straight in.
- Freshly Polished Timber Floors: The presence of freshly polished timber floors contributes to the overall aesthetic appeal of the apartment. It can also make cleaning and maintenance easier.
- Communal outdoor area: The outdoor grass area likely offers residents a pleasant view, whether it's of the surrounding neighbourhood, greenery, or other points of interest. This can enhance the overall living experience and create a more visually appealing environment.

Overall, this apartment offers a comfortable and contemporary living space with practical amenities. Prospective tenants or buyers will appreciate the combination of modern features, storage options, and the added convenience of a lock-up garage.

Strata admin approx. \$825 p/q, Council approx. \$382 p/q, Water approx. \$171 p/q. Inspect Saturdays 12:00-12:30pm or via appointment. Please contact Laura 0410 323 084 and Vesna 0409 668 499.\*Digitally styled\*

**DISCLAIMER:** While Onyx Estate Agents have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Onyx Estate Agents urge prospective purchasers to make their own inquiries to verify the information contained herein