

207/1 Kyle Street, Arncliffe, NSW 2205

AUSREALTY

**Sold Apartment**

Wednesday, 28 February 2024

207/1 Kyle Street, Arncliffe, NSW 2205

**Bedrooms: 2**

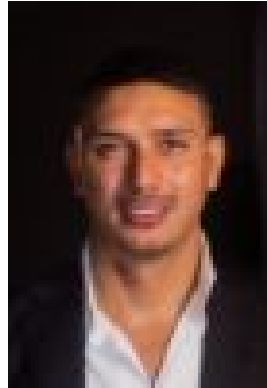
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Tolga Selim  
0290718668



Karim Alrefai  
0290718668

**\$791,000**

"Our home has been a haven of elegance and comfort high above the hustle and bustle. From hosting vibrant soirees on our expansive covered balcony to serene evenings soaking in the city lights, life here has been an enchanting blend of entertainment and tranquillity. The sleek finishes, generous walk-in robe, and effortless proximity to the city's finest have elevated our everyday living into a canvas of modern luxury. We leave behind a legacy of love for the life lived here, ready to be passed on." - Owner - This sublime apartment beckons professional duos, cosmopolitan families, and astute investors. Here, the allure of sleek design meets the unrivaled convenience of a city-central locale, crafting an abode that epitomizes the essence of contemporary urban living- Boasting a master bedroom with a luxurious walk-in robe and an ensuite, coupled with a well-proportioned second bedroom complete with built-in robes, this residence promises comfort wrapped in sophistication- Two modern bathrooms are sanctuaries, the main with chic fixtures, floor-to-ceiling tiles, shower, and bathtub serving as private retreats from the vibrant city life- Open layout living and dining area with access to a spacious covered balcony, promising ample room for lively gatherings and intimate dinners alike- Designed for the culinary artist, the kitchen features a practical layout, complete with Smeg appliances and sophisticated finishes, ensuring that it stands as the heart of the home- Enjoy the bonus of a common rooftop for all residents with views of Botany Bay- This residence is replete with modern luxuries including ducted air conditioning, a dedicated study area for the work-from-home professional, secure parking with storage, and a spacious covered balcony - Situated in proximity to an eclectic mix of dining, shopping, and entertainment options. With local parks, schools, and transport links just moments away, the convenience on offer is unparalleled

Water Rate: \$242/quarter  
Council Rate: \$375/quarter  
Total size: 145sqm