

**22/9-15 Lloyds Avenue, Carlingford, NSW 2118**



**Unit For Sale**

Sunday, 4 February 2024

22/9-15 Lloyds Avenue, Carlingford, NSW 2118

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Karen Ge

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## Just Listed!

Nestled in one of the most sought after addresses in Carlingford, this magnificent resort style living unit offers supreme quality, security, comfort and convenience. This beautiful and quiet 2-bedroom, 2-bathroom unit is in a security building in the catchment area of Carlingford West Primary School. Located within only minutes' walk of all major transport options including upcoming Carlingford Light Rail and bus services. Carlingford Court and Village are a short stroll away. Easy driving access to Parramatta or M2 direct to the City. This delightful residence will perfectly suit first home buyers, investors and downsizers looking for all of today's modern features within a highly sought-after locale. Features include: -Spacious open plan lounge and dining area; -Modern kitchen with granite bench tops, stainless steel appliances and gas cooking; -Direct access to balconies from both two bedrooms and lounge area; -Master bedroom with built in wardrobes & ensuite; -Internal laundry with dryer; -Split air-conditioning in lounge; -Security intercom, lock up garage; -Swimming Pool is featured in the complex; -Short walk to shops, schools, library, upcoming station and parks. Outgoings: --Strata: \$ 891.80/Quarter (approx.) -- Water: \$145.71/Quarter (approx.) --Council \$287.40/Quarter (approx.)

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.