

**25/1 Broughton Road, Artarmon, NSW 2064**

**SHED**

**Apartment For Sale**

Wednesday, 12 June 2024

25/1 Broughton Road, Artarmon, NSW 2064

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Daryl Katz  
0284481200



Kurt Lawther  
0284481200

## Auction - Contact Agent

\*\*\* OPEN WEDNESDAY 12TH JUNE, 11.45AM - 12.15PM \*\*\* Positioned on the fifth floor of the popular and tightly held "Denington" complex, this flawless, fully renovated apartment offers the ultimate lifestyle package. Features include high quality finishes throughout, spacious living areas and a huge entertainer's balcony with expansive district views. A peaceful home with abundant natural light, yet just steps from the vibrant Artarmon village array of shops and eateries, as well as Artarmon station. An outstanding opportunity to secure a premium apartment in this prime location.\* Lounge and dining areas plus space for study nook\* Substantial sunny balcony with great aspect and outlook\* Huge, superbly renovated kitchen with Miele induction cooking\* Stunning contemporary bathroom with frameless rainfall shower\* Generous bedrooms with built-in wardrobes and leafy outlooks\* Engineered floors add a sophisticated aesthetic throughout\* Entry vestibule and internal laundry with bespoke storage\* Reverse cycle air conditioning\* Massive 26sqm carspace in secure carpark\* Security building with intercom access and lift\* Manicured grounds, swimming pool and meeting room

Approximate Outgoings  
Strata Levies: \$1,473pq  
Council Rates: \$377pq  
Water Rates: \$172pq  
Approximate Areas  
Apartment (including balcony): 95sqm  
Secure parking: 26sqm  
Total: 121sqm  
Strata Plan Registered: 1982

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