

**3/12 Albert Street, Hornsby, NSW 2077**

STONE

**Unit For Sale**

Thursday, 15 February 2024

3/12 Albert Street, Hornsby, NSW 2077

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Adam Noakes

0450753268

## **Auction 7th March Guide \$645,000**

This apartment is situated in one of Hornsby's most prime locations. Being just across the road from Hornsby Westfield, in a secure double brick building within a tightly held small boutique complex of only 10 units, it boasts a convenient and easy lifestyle. Located on the third floor, offering two spacious bedrooms and an oversized balcony connected to the lounge room. Additionally, there is a second balcony accessible from one of the bedrooms. With a north facing lounge room and master bedroom, this property is enhanced with natural light. This property may appeal to downsizers, first-time home buyers and investors. Many amenities are a short walking distance away including Hornsby Train Station, buses, cafes, shops, quality restaurants, playgrounds, and Hornsby Girls High School. Property Features:- North facing master bedroom, lounge & balcony- Spacious living space flowing to under cover entertaining balcony- Large eat-in kitchen with gas cooking & an abundance of storage - Generous sized bedrooms, master with built-in robe- Full bathroom with bathtub- Internal laundry off kitchen - Single lock-up garage with open internal access to building & storage gage- Secure building with intercom- Easy car access through Albert LaneLocation Features:- Across the road from Westfield Hornsby and easy walk to many amenities- A 500m walk to Hornsby Train Station (approx.)- Within the Asquith Boys & Girls High School Catchments - 2km and 2.6km respectively (approx.)- Within the Hornsby South Public School Catchment - 1.8km (approx.)- A 450m walk to Willow Park (approx.)- 10 minute walk to Waitara PCYC & children's playground - 700m (approx.) - Close walk to bus stopOutgoings:Strata: \$1,000 per quarter (approx.)Council: \$374.80 per quarter (approx.)Water: \$109.89 per quarter (approx.)To truly appreciate what this property has to offer contact Adam Noakes 0450 753 268 or Steve Noakes 0431 620 422. "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations