

**3/38 Hampden Road, Artarmon, NSW 2064**

**SHΞAD**

**Sold Apartment**

Thursday, 12 October 2023

3/38 Hampden Road, Artarmon, NSW 2064

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Daryl Katz  
0284481200



Kurt Lawther  
0284481200

## Contact agent

\*\*\* AUCTION THIS SATURDAY 4TH NOVEMBER, 3:30PM \*\*\* Viewing and registration from 3:15pm Positioned in the heart of Artarmon and situated on the first floor of a charming low-rise security block, this beautifully presented apartment boasts an impressive 121sqm on title, perfect north east aspect and a sought after second bathroom. The floorplan is excellent, the ultra-spacious living areas flooded with natural light and flowing to a generous balcony while offering defined lounge and dining as well as a study nook. Centrally located just a short walk from Artarmon station, village shops and the highly regarded Artarmon Public School. \* Bright and spacious living areas flow to balcony\* Ideal north-easterly aspect ensures great natural light\* Sleek, modern, well-appointed kitchen with dishwasher \* Generous bedrooms with built-in robes, master with ensuite\* Full main bathroom with bathtub & separate shower \* Convenient mid-floor position in security building \* Reverse cycle air conditioning in living area\* Huge 29sqm lock-up garage with space for storage Approximate Outgoings Strata Levies: \$1,129pq Council Rates: \$380pq Water Rates: \$174pq Approximate Areas Unit (incl. balcony): 92sqm Garage: 29sqm Total: 121sqm Strata Plan Registered :Disclaimer: The above information has been furnished to us by a third party. Shead Real Estate Pty Ltd have not verified whether or not the information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Figures may be subject to change without notice.