

**3/473 Willoughby Road, Willoughby, NSW 2068**

**SHΞAD**

**Unit For Sale**

Thursday, 2 November 2023

3/473 Willoughby Road, Willoughby, NSW 2068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Daryl Katz  
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## Auction - Contact Agent

\*\*\* OPEN SATURDAY 25TH NOVEMBER, 10.00AM - 10.30AM \*\*\* Quietly set back from the street, this beautifully presented townhouse is nestled in calm, landscaped surrounds and offers the opportunity for a genuine indoor / outdoor lifestyle. Boasting an impressive 163sqm on title, there are multiple external spaces including a substantial rear courtyard bathed in northerly sunshine. The living areas feature defined lounge and dining, and a study nook as well, maximizing natural light and airflow with glass sliding doors at each end to enjoy the leafy garden outlooks. Supremely conveniently located just a stroll from village shops, cafes and eateries with access to city buses, and just 600m from Willoughby Leisure Centre.

- Stylishly renovated kitchen with stone benchtops
- Master bedroom features a built-in robe & private balcony
- Tidy full bathroom includes separate bathtub and shower
- Sizeable internal laundry
- Fresh, new carpet and paint throughout
- Thriving front & rear gardens establish serene, leafy outlook
- Set within the Willoughby Public School catchment

Outgoings: Strata Levies: \$1,746pq Council Rates: \$381pq Water Rates: \$174pq Areas: Unit (incl courtyards) 145sqm Secure carspace 13sqm Storage 5sqm Total 163sqm 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.