

309/3 Pretoria Parade, Hornsby, NSW 2077



Apartment For Sale

Tuesday, 28 May 2024

309/3 Pretoria Parade, Hornsby, NSW 2077

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 107 m2

Type: Apartment



Bryan Sun

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Price Guide : \$680,000

Discover the epitome of modern living at 309/3 Pretoria Parade, Hornsby. Located in one of Hornsby's most sought-after complexes, this spacious 2-bedroom apartment exudes contemporary elegance and practical design. Step inside to find a beautifully designed stone kitchen, complete with premium appliances and a large island that will delight any home chef. The kitchen flows effortlessly into a light-filled living area that opens onto a sheltered balcony, perfect for entertaining or relaxing. This home is designed to meet all your needs, including a built-in study nook ideal for working from home and additional storage solutions to keep everything organized. The apartment is part of the prestigious "Vision" complex, renowned for its superior construction quality and attention to detail by Gold ICIRT rated builders. Property Features

- **Expansive Living Area:** A spacious open-plan living and dining area that opens onto an east-facing sheltered balcony, perfect for relaxing and entertaining.
- **Modern Kitchen:** Features a large island, high-quality appliances, and ample storage, catering to all your culinary needs.
- **Built-In Study Nook:** A convenient space for working from home or study.
- **Generously Sized Bedrooms:** Two large bedrooms with built-in wardrobes, including a master bedroom with an ensuite.
- **Stylish Bathrooms:** Two modern bathrooms with sleek fixtures, including floor-to-ceiling tiles and frameless showers.
- **Carpeted Floors:** Comfortable carpeting throughout the living areas and bedrooms.
- **Parking and Storage:** Secure basement parking with a separate storage cage.

Location Features

- **Transport:** Just a 10-minute walk to both Hornsby and Waitara train stations, with direct lines to the CBD and the airport. Multiple bus routes are also available within a 2-minute walk.
- **Shopping and Dining:** Only 550m from Hornsby Westfield, offering a wide variety of shops, cafes, and restaurants.
- **Education:** Located within the Hornsby South Public School catchment - 0.9km (approx.) Within the Asquith Boys & Girls High School Catchments - 2.1km and 3.2km respectively (approx.) 150m from prestigious Barker College (approx.)
- **Recreation:** Close to local cafes, fitness centres, and the Hornsby Aquatic and Leisure Centre.

Outgoings: Council Rates: \$315 per quarter (approx.) Water Rates: \$174 per quarter (approx.) Strata Levies: \$1,364 per quarter (approx.) This apartment offers a perfect blend of style, comfort, and convenience, making it an excellent choice for first-time buyers, downsizers, or investors. Don't miss this chance to make it your new home. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.