

**31/40-42 Keeler Street, Carlingford, NSW 2118**



**Apartment For Sale**

Wednesday, 15 May 2024

31/40-42 Keeler Street, Carlingford, NSW 2118

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 122 m2**

**Type: Apartment**



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## Contact Agent

Situated in a sought-after complex, this 2 bedroom unit is a spacious and modern urban escape! With a reserve across the road and shopping malls around the corner, everything you need is just footsteps away from this prime Carlingford location. Presenting like new, this contemporary-style apartment unfolds over a single, functional level. An air-conditioned open plan lounge and dining room spill out onto the wrap around covered balcony providing you with plenty of space to relax in privacy or entertain with family and friends over dinner. Cooking is a pleasure in the sleek and sophisticated kitchen featuring a gas cooktop, dishwasher and quality appliances. The master bedroom is fitted with a mirrored built-in robe and features air-conditioning and a deluxe ensuite with shower, toilet and vanity. A second bedroom also includes a built-in robe and is serviced by a bathroom combined with laundry. The property is ultra-secure with a basement car space, lock-up storage and building security incorporating a video intercom system. Living in this handy location, you'll rarely require the car! At your doorstep is all of Carlingford's fabulous amenities including both Carlingford Village and Carlingford Court, brimming with retail outlets, restaurants, eateries and a variety of services. The M2 and M7 are easily accessible, and the unit is walking distance to bus stops and the Carlingford Light Rail Station. Ideal for young or small families, there is a playground and park across the road and the reputable Carlingford Public School is just a short stroll away. The unit also rests in the catchment of Carlingford High School and is close to other desirable schools including James Ruse Agricultural High, The King's School and Tara Anglican School for Girls. This property would make an excellent investment offering a high yielding weekly return on your investment. Alternatively, first home buyers can move into this low-maintenance residence straight away with nothing further to do!

**Key Attributes-** 2 bedroom, 2 bathroom unit in a contemporary-style complex- Sleek gas kitchen & generous open plan lounge & dining room- Covered, south-east facing wrap-around balcony ideal for entertaining- Master bedroom complete with air-con, ensuite & BIR- 2nd bedroom with BIR, serviced by family size bathroom with tub- Internal laundry, beautiful timber flooring, air-con in the living zone- Secure basement car space, lockable storage & video intercom- In catchment of Carlingford Public School & Carlingford High School- Walk to both Carlingford Village & Carlingford Court- Easy access to the highway, bus links & the future light rail