

311/2-6 Martin Avenue, Arncliffe, NSW 2205



Sold Apartment

Saturday, 23 September 2023

311/2-6 Martin Avenue, Arncliffe, NSW 2205

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

\$765,000

The Phone Code for this property is: 49074. Please quote this number when phoning or texting. Embrace the charm of modern living in this north-east facing two-bedroom apartment, located in the esteemed NEO complex, a popular choice for residents seeking a blend of luxury and comfort in Sydney's inner south. This apartment is beautifully positioned, approximately 10km away from the CBD, and just a short walk to local cafes, shops, and Arncliffe train station. Note: Please contact the owner to arrange private appointments for inspections outside of the designated times. Note: The property is currently tenanted at \$730 per week, with the contract ending in March 2024. Based on the current market, the potential rental rate after the contract ends is estimated to be around \$780! Key Features: Two spacious bedrooms with generous open plan living/dining area. An additional study room providing a space for work or relaxation. Full height sliding glass doors ensuring an abundance of light and enhancing indoor/outdoor flow. Designer kitchen equipped with SMEG stainless steel appliances. Ducted air conditioning throughout for year-round comfort. Modern bathrooms and a separate internal laundry for added convenience. Decent entertainers balcony, perfect for outdoor dining or relaxing. Secure basement allocated car space and lock up storage cage ensuring peace of mind. Access to the rooftop common area with BBQ facilities, perfect for entertaining guests. Estimated Outgoings: Council: \$378.00 per quarter (approx.). Water: \$185 per quarter (approx.). Strata: \$1,110 per quarter (approx.), consisting of Admin \$865 and Cap Works \$235. Total Strata Area: 106 sqm (approx.), with an internal apartment area of 92 sqm and car space & storage cage area of 14 sqm. This apartment is a perfect fit for professionals, couples, or small families seeking a blend of modern elegance and urban convenience. Located in the hub of urban living, you'll have easy access to local IGA and Woolworths supermarkets, restaurants, and more. The local catchment includes Arncliffe west infant school, Athelstane Public School, and Kograh high school. With its close proximity to local supermarkets, childcare centres, and local schools, and only 500m to Arncliffe Station, this apartment offers an exceptional lifestyle opportunity. Experience the delight of spacious interiors, a modern kitchen with high-quality appliances, luxurious bathrooms, a separate study area, and a bright open balcony. Take advantage of the secure car space with additional storage space, all within a modern and stylishly designed building. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.