

**34/1 Lamond Drive, Turramurra, NSW 2074**



**Apartment For Sale**

Thursday, 7 March 2024

34/1 Lamond Drive, Turramurra, NSW 2074

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



**Matt Bolin**

0294897474

## Auction Price Guide \$630,000 - In rooms

This spacious one-bedroom apartment is positioned at the rear of the complex with lovely leafy outlooks and is within walking distance to Turramurra village and train station. Benefiting from an ideal north-west aspect and spacious balcony, the floor plan is substantial making it an immensely appealing opportunity for first home buyers, downsizers or investors. Featuring a large light-filled living room, modern kitchen with a gas cooktop, dishwasher and oven. An oversized bedroom with built-in wardrobe and modern bathroom with bath and shower. Internal laundry including dryer. Features: \* Quality modern building with security entrance and lift access \* Light filled interiors, high shadow line ceilings, reverse cycle a/c \* Open plan living and dining \* Large balcony perfect for entertaining and accessible from living and bed rooms \* Ground level entry with elevated, leafy outlook \* European style hidden laundry and linen cupboard \* Large bedroom with oversized walk-in wardrobe \* A secure car space, with access to several visitor spots for guests Location Benefits: \* 70m to the 573 bus to Turramurra station, Sydney Adventist Hospital and Wahroonga Adventist School \* 200m to N90 bus to Chatswood and the city \* 350m to Turramurra Plaza including IGA \* 550m to Turramurra station and village \* 500m to Warrawee Public School \* 1.2km to Knox Grammar \* 1.7km to Abbotsleigh \* 1.9km to Wahroonga station Fees \* Council: \$358 pq (approx) \* Strata: \$904 pq (approx) \* Water: \$170 pq (approx) Auction Saturday 13 April, 4pm - In rooms 2 Turramurra Avenue, Turramurra Contact Matt Bolin 0417 269 023 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.