

**4/35 Lancelot Street, Allawah, NSW 2218**

**Raine&Horne.**

**Sold Apartment**

Tuesday, 17 October 2023

4/35 Lancelot Street, Allawah, NSW 2218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Marc Gable  
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**\$691,500**

Neatly presented and generously proportioned, this secure double brick apartment is the perfect choice for those seeking an affordable first home or in-demand investment. The highly functional layout showcases spacious living and dining zones that effortlessly extend onto an inviting balcony set amidst leafy surrounds. There is also a practical kitchen, two comfortable bedrooms, a full bathroom, a designated laundry room plus a secure lock-up garage. Owner-occupiers are rewarded with a low maintenance lifestyle of exceptional comfort and convenience, while astute investors have a chance to capitalise on a sought-after location. Positioned in one of Allawah's best tree lined streets, this delightful property is within walking distance of village shops, city transport and local parks, while only moments away from Westfield Hurstville.

- Well designed layout appointed with distinct living and dining spaces
- Large sliding doors create smooth indoor/outdoor transition to balcony
- Warm and welcoming interiors with high ceilings and exposed brickwork
- Easycare kitchen featuring electrical appliances and tiled splashback
- Two comfortable bedrooms come fitted with mirrored built-in wardrobes
- Neat and tidy bathroom complete with shower and bathtub, separate w/c
- Air conditioning, phone intercom, linen cupboard, sizable laundry room
- Secure lock-up garage with storage and internal access to the building
- Handy for supermarkets, coffee spots, restaurants and esteemed schools

Strata Rates: \$834 per quarter  
approx\* Council Rates: 393 per quarter approx\* Water Rates: \$180 per quarter approx\*