

**407/438 Anzac Parade, Kingsford, NSW 2032**



**Apartment For Sale**

Wednesday, 29 May 2024

407/438 Anzac Parade, Kingsford, NSW 2032

**Bedrooms: 2**

**Bathrooms: 1**

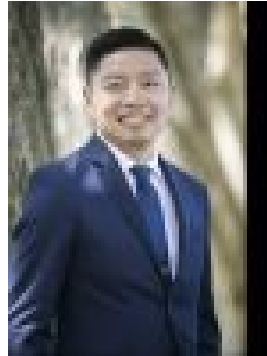
**Parkings: 1**

**Area: 92 m2**

**Type: Apartment**



Theo Felekos  
0401945663



Ferry Suwito  
0296624077

## Auction | Theo Felekos

Presenting a meticulously maintained property offering a direct northerly aspect, this residence is an ideal choice for those desiring a contemporary lifestyle or a smart investment in the heart of Kingsford. Nestled perfectly on the fourth level, this modern single level apartment offers an open-plan living space accompanied by a sundrenched balcony with district views. Enjoy the ease of having all amenities within reach, including shops, UNSW, and the Kingsford light rail station, all within walking distance. This is an unmissable opportunity for those seeking a perfect blend of location, presentation, and accommodation. Key Features: + Contemporary kitchen featuring Caesar stone benchtops and high-quality appliances + Abundant sunlight streaming through the living room and bedrooms + Dedicated car space with additional storage + Total area spanning 92 sqm (69sqm apt + 23 sqm parking and storage) + Security building with visitor parking and intercom system Outgoings: Strata: \$1,597.20 per quarter (approx.) Water: \$178 per quarter (approx.) Council: \$414 per quarter (approx.) Don't overlook this chance to secure a residence that combines prime location with unparalleled convenience. Contact: Theo Felekos 0401 945 663 Ferry Suwito 0433 885 937 Inspect: Wednesday & Saturday 1.45pm - 2.15pm Auction: Saturday 22nd June 2024 @ 2pm Ray White Kingsford Auction Room