

**427/Thallon Street, Carlingford, NSW 2118**

**Raine&Horne.**

**Unit For Sale**

Sunday, 21 April 2024

427/Thallon Street, Carlingford, NSW 2118

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 128 m2**

**Type: Unit**



Alex Rouggos  
0412335498



Rupert Rouggos  
0296347799

## Just Listed

Perfectly situated in Carlingford is this appealing two-bedroom unit in a secure complex positioned on the 18th level. Offering open plan living and dining, this desirable modern unit is ideally located within walking distance to buses, Carlingford Court and future light rail services.- never sold, leased or lived in, unit 427 is new!- spacious layout presents open plan living and dining areas- large windows providing an abundance of natural light- easy flow to a large covered balcony ideal for entertaining guests- sleek stone finished kitchen, dishwasher and gas appliances- water line in fridge space for plumbed fridge- generous bedrooms are each appointed with built-in wardrobes- stylish master ensuite, the main bathroom offers a freestanding tub- internal laundry, carpet floors, living zone air conditioning- video intercom with secure entry- basement car parking plus storage area- fantastic first home opportunity or a solid investment option- close to Carlingford West Public, Cumberland High School and James Ruse Agricultural High School- 120m to Carlingford Light Rail- approximate outgoings - Strata Levies: \$982 per quarter; Water Rates: \$172 per quarter; Council Rates: \$305 per quarter\*While considerable care has been taken by Raine & Horne in compiling and updating the content and information on this site, Raine & Horne is not the source of the information and therefore cannot and does not guarantee the accuracy of any content and information on this site. The information contained herein does not constitute any representation by the vendor, agent or artist. Prospective purchasers are advised to carry out their own investigations.