

# 5/56 Central Avenue, Chipping Norton, NSW 2170

## Townhouse For Sale

Wednesday, 28 February 2024

5/56 Central Avenue, Chipping Norton, NSW 2170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 206 m2**

**Type: Townhouse**



Bill Karamanlis

0424190290

## Auction 23 March 2024 at 3pm Onsite

Ideally located within the sought-after Governors Court Estate, on offer is a cherished 3 bedroom townhome split across two levels, enjoying a recent renovation, adding a luxurious touch to the home. Perfectly nestled within a quality complex, the home is positioned for peace and quiet and epitomises comfortable, low-maintenance living. Situated in Chipping Norton's coveted lakeside precinct, located within walking distance to four parks, meandering riverside walking tracks, Market Plaza Shopping Centre, and a superb range of eateries, and 80m to Ascot Drive bus stop (approx.), while nearby Railway Stations are reached within minutes' drive, providing hassle-free connectivity across Sydney. Key features:

- Zoned open-plan living and dining set atop beautiful timber flooring, enjoying a separate north-facing living area.
- Bright and spacious kitchen/dining area, opening to an undercover courtyard framed by a lush, yet low-maintenance, garden, perfect for alfresco dining.
- Renovated U-shaped kitchen showcasing quality stainless steel Bosch and Westinghouse appliances, including electric cooktop, under-bench oven and dishwasher, complemented by stone benchtops, an abundance of storage throughout and a feature breakfast bar.
- Large walk-in laundry featuring a separate toilet and rear-yard access.
- Three well-proportioned bedrooms located on the first floor, maximising rest and rejuvenation, each with plush carpet underfoot and a built-in robe.
- Stylish central bathroom with elegant Italian tiling, offering a choice of built-in bath or frameless glass shower, plus vanity and separate toilet.
- Other features include double lock-up garage with internal access, additional driveway parking for 2 cars, separate storage shed, and ducted air conditioning for year-round comfort.

Strata: \$567per quarter  
Council: \$387per quarter  
Water: \$229per quarter  
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Contact: Bill Karamanlis 0424 190 290