

**503/7 Rutledge Street, Eastwood, NSW 2122**



**Sold Apartment**

Friday, 25 August 2023

503/7 Rutledge Street, Eastwood, NSW 2122

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$860,000**

This immaculate description portrays a contemporary 2-bedroom apartment nestled in the sought-after location of Eastwood. Enveloped in natural light, this superbly presented modern apartment within the High Gardens complex is tailor-made for a range of discerning buyers - whether they be first-time homeowners, those looking to downsize, or astute investors. Boasting an effortless and convenient lifestyle, this residence requires minimal upkeep, all the while being situated mere moments away from the heart of Eastwood. Highlighted Features: • The airy, sunlit open-plan living and dining area seamlessly transitions to an inviting balcony space. • The well-designed kitchen exudes style and convenience, equipped with a dishwasher and an abundance of storage space. • The bedrooms are generously proportioned and feature built-in wardrobes for added practicality. • The master bedroom boasts its own ensuite for added privacy and luxury. • An internal laundry, complete with a dryer, offers further convenience. • The presence of ducted air conditioning ensures optimal comfort throughout the apartment. • The property is equipped with NBN connectivity, catering to modern technological needs. • Parking is secured with 1 designated security car space, complemented by an additional basement storage cage. • The rooftop gardens provide an ideal setting for entertaining, featuring BBQ facilities and captivating city vistas. • With potential rental income estimated at \$750 per week, this property is not only a great choice for first-time homeowners but also a promising investment opportunity. • The apartment is situated within a short walking distance of Eastwood's array of shops, cafes, restaurants, the train station, and Eastwood Public School. - Strata: \$ 965/qtr. approx.- Water: \$ 215/qtr. approx.- Council: \$ 334/qtr. approx.\* We do not guarantee or give any warranty on the accuracy of the information and/or statements provided. Interested parties must rely on their own inquiries.