

**7/40-42 Albert Street, Hornsby, NSW 2077**



**Apartment For Sale**

Wednesday, 31 January 2024

7/40-42 Albert Street, Hornsby, NSW 2077

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Apartment**



Matt Effenberg  
0417773500



Thomas Elliott  
0421220677

## Contact Agent

Offering a convenient location only 350m walk to Hornsby CBD, this spacious one-bedroom apartment represents an ideal first home or investment. Positioned on the top floor in a small boutique complex, features include timber laminate flooring throughout, open-plan living and dining, air-conditioning and private balcony. Lock-up garage with automatic door provides secure parking and ample storage. Ideally located only 350m walk to Hornsby Westfield Shops and 650m to Hornsby Train Station. Features+ Private balcony+ Timber flooring throughout+ Freshly painted+ Open-plan living and dining area with air-conditioning+ Spacious bedroom with fully fitted built-in wardrobe+ Ceiling fan in living/ dining area and the bedroom+ Stone kitchen benchtops and splash back+ Tidy bathroom with separate bathtub and shower+ Lock-up garage with automatic door+ Apartments within complex: 16+ Built Year: 1970's approx.+ Total size: 89.2 sqm + Internal size: 66.9 sqm+ Rental potential: \$500 - \$520 p/w approx. + Council rates: \$360 p/q approx.+ Water rates: \$174 p/q approx.+ Strata levies: \$875 p/q approx. Location+ School catchment: Hornsby South Public School: 2km+ Hornsby Westfield: 350m+ Hornsby Train Station and CBD: 650m+ Hornsby Girls High School: 800m+ Hornsby RSL Club: 900m+ Mark Taylor Oval/PCYC Hornsby: 1km+ Hornsby Aquatic and Leisure Centre: 1.1km+ Hornsby Ku-ring-gai Hospital: 1.1km+ Waitara Station: 1.3km+ Asquith Boys High School: 1.4km+ Barker College: 1.5km+ Asquith Girls High School: 2.2km For your convenience a Strata Report is available for this property. To access the report please use the following link:

[https://www.beforeyoubid.com.au/purchase/unit-7-40-42-albert-street-hornsby-nsw-2077/strata?utm\\_medium=link-let&utm\\_source=of](https://www.beforeyoubid.com.au/purchase/unit-7-40-42-albert-street-hornsby-nsw-2077/strata?utm_medium=link-let&utm_source=of)Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.