

**7/99 Hampden Road, Artarmon, NSW 2064**

**SHΞAD**

**Sold Apartment**

Thursday, 25 January 2024

7/99 Hampden Road, Artarmon, NSW 2064

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Daryl Katz

0284481200

**\$1,150,000**

\*\*\* SOLD! SOLD! SOLD! \*\*\*A superb, carefree lifestyle is on offer in this ultra spacious, renovated apartment positioned in a modern boutique security complex of just fifteen. This entertainer's delight offers an impressively flexible layout and an enviable indoor / outdoor flow including a covered balcony plus a huge 75 sqm courtyard / garden (exclusive use) with northerly aspect. Beautifully presented, the living areas include sizeable, separately defined lounge and dining, as well as ample room for a significant study space. The connection to the external areas is seamless – brilliant for entertaining family and friends, alfresco dining, or simply relaxing on a sunny day. Elevating the experience is a stunning and innovative renovation. This includes a stylish, designer gourmet kitchen featuring abundant counter and cabinet space and high end finishes, while being ideally positioned to contribute to the open feel, warm ambience and overall flow of the apartment. There are two generously proportioned bedrooms, both with built-in wardrobes, and the two luxury, contemporary bathrooms (including ensuite) boast inventive design and cutting-edge appeal. Additional features include a sizeable, updated internal laundry, entry vestibule, reverse cycle air conditioning throughout, and an oversized 22sqm lockup garage. Supremely conveniently located close to transport, shopping and in the catchment area of the highly regarded Artarmon Public School, this highly desirable apartment will appeal to a wide spectrum of buyers. Approximate measurements Apartment (including balcony): 91sqm Parking: 22sqm Total: 113sqm Plus Exclusive Use of 75sqm courtyard / garden Approximate Outgoings Strata levies: \$1,180pq Council Rates: \$377pq Water Rates: \$174pq Strata Plan Registered: 1996 Disclaimer: The above information has been furnished to us by a third party. Shead Real Estate Pty Ltd have not verified whether or not the information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Figures may be subject to change without notice.