

# 706/84-108 Anzac Parade, Kensington, NSW 2033



## Apartment For Sale

Monday, 19 February 2024

706/84-108 Anzac Parade, Kensington, NSW 2033

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 45 m2**

**Type: Apartment**



Simon Lung  
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Victor HUANG  
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## **\$590,000 - Furnished, It Is Under Offer**

Catch the light rail 2 stops to University of NSW. Spacious studio/1 bedroom located at level 7 with view. Light rails network route to CBD, another end to Randwick. Moment to Maroubra Pacific Square Shopping and beaches. High end finishing enjoys luxury and modern suburban lifestyle. Nearby Moore Park Golf, Racecourse, Centennial Park and all amenities. Minutes to Kensington Public School, Sydney Girls and Boys High School. Close to everything, ultimate convenience & comfort you want to be deserved. It is easy to rent it out in this high demanding lease suburb, perfect for investment. Partial furnished queen size bed, fridge, microwave, dinnerware, Combo washing/dryer etc. Property Features: Video intercom and secure building. Gas cooktop with mirrored splash back. Engineered composite stone crafted bench. Fisher & Paykel box dishwasher & Built-in microwave. Internal laundry with combine washing machine & dryer. Exquisitely designed finishing with easy care timber floorboard. Built-in wardrobe, LED ceiling lighting, soft close kitchen drawer. In house facilities including lap pool, gym, sauna and BBQ facilities. Ducted air conditioning, NBN high speed internet connection. Fitted Fixable curtain rail to create the privacy bedroom. Things you may consider: Partially furnished perfect for investment now and owner occupy later. Built in 2017, 9 storeys building, low density residential dwelling. Convenient Bus stop and Light Rail stop at front of the building. Downstair local supermarket, Medical Centre, 24 hours fitness. Council Rate : approximately \$390 per quarter Water Rate : approximately \$165 per quarter Strata levy : approximately \$881 (Admin. \$822 + Capital Works fund \$58) Per Quarter Please contact: Simon Lung 0418 210 646  
Email: [Simon.lung@aychgroup.com](mailto:Simon.lung@aychgroup.com) Wechat: [simonlung0418](#) Disclaimer: All sizes and figures are approx. only. We have not verified whether the information is accurate. The information shown has been furnished from sources we deem to be reliable. In addition, we do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own inquiries to determine the accuracy of this information.