

**8/12-22 Dora Street, Hurstville, NSW 2220**



**Apartment For Sale**

Monday, 8 April 2024

8/12-22 Dora Street, Hurstville, NSW 2220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Wayne Singh  
0294796808

**\$665,000- \$675,000**

This contemporary 2-bedroom apartment, inclusive of a versatile study room, is situated within an esteemed building in the heart of Hurstville. Offering a luxurious and convenient living experience, the residence is strategically located in proximity to shops, restaurants, cafes, bus stops, the train station, schools (Hurstville Public School catchment), Hurstville Library, Westfield Shopping Centre, and various other amenities. The living area is both spacious and open, allowing for flexible furniture arrangements and welcoming ample natural light. An additional room, serving as a multi-functional space, can be utilized as an informal living area or a dedicated study room, providing adaptability to suit your specific needs.

**Key Features:**

- Total Size: 103sqm
- Two generously sized bedrooms featuring built-in wardrobes
- Well-designed kitchen with stone countertops and a gas cooktop, offering a modern and functional space for cooking and entertaining.
- Modern bathroom equipped with a spa
- Internal laundry, Lock-Up Garage (LUG) with remote control
- Resort-style facilities, including an outdoor swimming pool, indoor swimming pool, gym, sauna, and on-site building management.
- Intercom Video Security and Secure Lift Access

**Approximate Outgoings:**

- Strata Levy: \$1,593.12 (Admin fund) + \$181.04 (Capital Works fund) / Quarter
- Council Rate: \$369.00 / Quarter
- Sydney Water: \$165.02 / Quarter

This residence promises a sophisticated lifestyle with its modern amenities and prime location, making it an ideal choice for those seeking both luxury and convenience. Inspections by appointment. Contact Wayne Singh on 0400 885 656 for more information.

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