

**8/16 Melford Street, Hurlstone Park, NSW 2193**

**Sold Unit**

Monday, 18 March 2024

8/16 Melford Street, Hurlstone Park, NSW 2193

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 418 m2**

**Type: Unit**



Angelo Lofitis

0285078070

## Contact agent

Price reduced to sell fast\*\* Inspect any time by private Appointment>Welcome to your dream first home at 8/16 Melford Street, Hurlstone Park! This timeless designed residence offers a perfect blend of modern convenience and lifetime character. Here's your chance to own a piece of tranquillity in one of the Inner Wests most sought-after and growing neighbourhoods.**Key Features:**\* Freshly painted spacious, open-plan living and dining area for seamless entertaining\* Modern kitchen and appliances with bar style dining table and stools\* Large Bedroom with ample natural light and a built-in wardrobe\* Functional/retro bathroom with shower, separate bath and contemporary fixtures\* Dedicated under cover parking for your convenience\* Private balcony to enjoy the fresh district outlook and views\* Well-maintained complex with a welcoming community\* 45sqm Internally incl. Balcony\* New hot water system recently installed\*Outdoor courtyard and clothes line**Location Highlights:**\* Prime location in Hurlstone Park, known for its community feel, less than 500m away from the shops.\* natural light throughout entire apartment\* close proximity to public transport for easy commuting including direct bus access, the L1 Dulwich Hill Light Rail route and the soon to be newly upgraded Metro Station with direct access to the CBD and Western Suburbs\* Close to local parks including Hurlstone Park, schools, and recreational facilities\* Trendy cafes, restaurants, and shops just a stroll away\* Close proximity to the lifestyle living of Dulwich Hill and Marrickville**This property is perfect for:**\* First-time homebuyers looking for an entry into a vibrant community\* Investors seeking a property with high rental potential\* Anyone who appreciates quality living in a convenient location**Outgoings:**\* Strata admin Levies: \$412.25 per quarter approx.\* Council rates: \$401 per quarter approx.\* Water rates: \$172 per quarter approx.**Don't miss out on this fantastic opportunity! Contact us today for more information.**