

**82/1 Clarence Street, Strathfield, NSW 2135**



**Apartment For Sale**

Thursday, 13 June 2024

82/1 Clarence Street, Strathfield, NSW 2135

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 119 m2**

**Type: Apartment**



Sales Team

0298077999

## For Sale|Massive 135 sqm

Building A Entrance Rare Opportunity for First Home Buyer or Investors! Cashflow Positive at Prime Location! When size and location matters, this is the one for you! This oversized elevated ground floor double brick 2 bedroom apartment perfectly positioned in arguably one of the most convenient locations central to Strathfield station, North Strathfield Bakehouse Quarter, cafes & eateries. Beautifully presented and maintained, this residence offers a free-flowing sun-drenched floorplan that you cannot refuse. Features: \* Massive courtyard ideal for entertaining/dining \* Two-bedrooms with built-ins, main with ensuite, both with courtyard access \* Open plan lounge and dining with air-conditioning \* Sleek kitchen with granite bench tops, stainless steel appliances & gas cooking \* Two modern bathrooms, internal laundry and storage \* Security parking, lift access and intercom, building completed in 2003 \* Prime Position: Within 10 minutes walk from Strathfield Station, shops, great restaurants and within quality school catchment in Strathfield \* Ideal for first homebuyers or astute investor. Rent: \$750 - \$780 per week. Property Size: 119 sqm Size on title: 135 sqm Water: \$184 p.q (approx.) Council: \$335 p.q (approx.) Strata: \$926 p.q (approx.)