

9/2-10 Tyler Street, Campbelltown, NSW 2560



Unit For Sale

Wednesday, 17 April 2024

9/2-10 Tyler Street, Campbelltown, NSW 2560

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Garth Makowski  
0246287444



Michelle Dercy  
0246287444

## Timed Sale Guide \$669,000 - \$725,000

Timed Sale finishes on Wednesday 8th May @ 1pm. Successful purchase will be subject to a cooling off period. \*THIS IS NOT AN ONLINE AUCTION. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/128333> Total Size 198m<sup>2</sup> | Internal 118m<sup>2</sup> | Balcony 37m<sup>2</sup> + 10m<sup>2</sup> | Car 29m<sup>2</sup> | 4m<sup>2</sup>. Positioned in the highly sought after 'The Collins' project is this hidden gem. This apartment is one of only 4 apartments with this custom layout within the project, making it a very rare opportunity for the discerning buyer. There is a unique blend of special attributes that create the perfect apartment space. Intelligent design and floor plan, access to sunlight, outlook, privacy, and most importantly indoor and outdoor living, all contribute to the appeal of this residence. With a private entry, upon entering this apartment you will be impressed by its expansive open plan design, offering impressive indoor and outdoor entertainment areas. These areas are enveloped by sliding stacker doors opening onto the truly impressive balcony complete with adjustable privacy screens. The heart of every family home is its kitchen, and this kitchen is no exception. Custom designed with polyurethane joinery, it features a huge island for casual dining, dual ovens, loaded with storage solutions including stylish pull-out draws throughout, slide-out pantry, dual fridge cavity, dishwasher, and induction cooktop, complemented by a glass feature splashback. All bedrooms are oversized with built-in wardrobes, comfortably accommodating large bedroom furniture, with bedroom 2 also featuring balcony access. The master bedroom is complete with a generous parent's retreat, balcony access, and a stunning ensuite bathroom with a dual bowl vanity. The secondary bedrooms are serviced by a full bathroom with a standalone bathtub, shower, toilet, and vanity. This stunning apartment is finished with beautiful engineered hardwood floating flooring in the living areas, ducted air conditioning for all year-round comfort, and features a large linen cupboard and internal laundry. Living/dining and each bedroom features ceiling fans and TV / data points. TV / data point is also provided to main balcony. Built in joinery is included in the master and living and the laundry features built in storage and an ironing centre. 'The Collins' is a secure building with auto swipe building entry, security intercom, and secure basement parking for the double car space with remote access. Centrally located within a 10-minute walk to the station, shops, and local schools with public transport at the end of the street, and only a short drive to Macarthur Square, both public and private hospitals, and the university, this apartment offers it all. Access to all major motorways, the M5, M7 & Hume Highway, is only minutes away by car. \* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.