

**17/1-7 Gloucester Place, Kensington, NSW 2033**



**Apartment For Sale**

Thursday, 4 July 2024

17/1-7 Gloucester Place, Kensington, NSW 2033

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Apartment**



Rod Angus

0283562700

## Auction

Whisper quite elevated top floor position in the "Park Place" building of the Gloucester Gardens security complex, this dual aspect East / West facing apartment looks east over Wills Reserve Park & playground & west over the common resort style pool area with district views. Superbly located within walking distance to NSW University, Kensington Light Rail, Royal Randwick Racecourse, East Village Shopping Centre, Centennial Park & The Prince of Wales Hospital. Ready for a first home buyer, downsizer, investor or "pied-a-terre":- Good natural light, cross flow ventilation- Huge open plan lounge, dining, kitchen- Balcony off lounge looking over the park - Peacefully quite, only one common wall- Large granite top kitchen with d/washer- Balcony off 2nd bedroom with pool views- Main bedroom has room for a study- Both bedrooms have built-in robes- Bathroom has separate shower & bathtub- Separate water closet toilet & vanity- Internal laundry, wash tub & dryer- Security basement lock-up garage- Common resort style pool & deck area- Ample off street security visitor parking- Access to Wills Reserve kids playgroundSize: 96sqm + 15sqm Lock-up garageStrata Levies: \$1,329pqCouncil Rates: \$416pqWater Rates: \$178pqMarket Rental: \$850pw