

**18/238-246 Falcon Street, North Sydney, NSW 2060** 

## **Apartment For Sale**

Wednesday, 3 July 2024

18/238-246 Falcon Street, North Sydney, NSW 2060

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 156 m<sup>2</sup>**

**Type: Apartment**

## Contact Agent

Nestled in a prime location, this inviting apartment offers a blend of modern comfort and convenience. Positioned to capture a coveted north-facing aspect at the rear of the block, it bathes in natural light throughout the day, creating a warm and welcoming atmosphere. The spacious interior is thoughtfully designed with air conditioning throughout, complemented by ceiling fans in the bedrooms for personalised comfort. For added convenience, there's an internal laundry, ensuring practicality meets ease of living. Featuring two bedrooms, each equipped with built-in wardrobes, the apartment provides ample storage space. The bathrooms are pristine, with the ensuite boasting a separate bath and shower, catering perfectly to relaxation and practicality alike. The updated kitchen is a standout feature, offering ample storage, a dishwasher, and an electric stove top that blends practicality with modern style. The open plan living area seamlessly integrates with a separate dining space, extending effortlessly to an expansive wrap-around balcony surrounded by lush trees. Flooded with sunshine, this outdoor retreat is an ideal setting for entertaining guests or simply unwinding in privacy. This apartment represents a rare opportunity to enjoy a relaxed yet sophisticated lifestyle, characterised by its modern comforts, desirable features, and superb location.

- Double lock up garage (30sqm)
- Air conditioning throughout, ceiling fan in bedrooms
- Rear of building, lift access
- Internal laundry
- Floorboards throughout living area and carpet in bedrooms
- Updated kitchen with ample storage, dishwasher, electric stove top
- Wrap around balcony in the trees, flooded in sunshine, ideal for entertaining
- Built-in wardrobes in both bedrooms
- Pristine bathrooms, ensuite with separate bath to shower
- Ample off-street parking on Moodie Street \*

\* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, please contact Claire Stulajter 0466 914 284.