

**2/48-50 Lords Avenue, Asquith, NSW 2077**

STONE

**Apartment For Sale**

Sunday, 23 June 2024

2/48-50 Lords Avenue, Asquith, NSW 2077

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Price Guide \$925,000

Ideally located within an easy walk to shops, transport, and schools, this luxurious 3-bedroom apartment offers the best of location and quality without compromising! Offered for the first time since construction in 2016, this expansive property not only includes a sizeable open plan kitchen and living, but a spacious outdoor courtyard designed for entertaining and relaxation. If you've been looking to upsize into a bigger apartment, downsize into a stable and low-maintenance lifestyle, or a reliable investment, this property is one that cannot be missed. Step inside and explore three meticulously maintained bedrooms, each with sizeable storage offerings. Enjoy a deluxe gas kitchen equipped with gourmet appliances that seamlessly joins with a spacious open-plan living room that flows out to the entertainers courtyard. Rarely offered in apartments, this property is also disability access friendly, offering a larger floorplan, and comes with both a second car space, and a storage cage. Don't miss out on this amazing property!

**Property Features:-**  
Relax in an expansive open-plan living and dining area, filled with natural light from its north-easterly aspect.- Enjoy comfort all-year-round with fully ducted air-conditioning throughout the home.- Gourmet kitchen equipped with 'Fisher & Paykel' appliances and ample storage offerings.- Three generously proportioned bedrooms, each with built-in-storage.- Master suite also includes complete ensuite fitted with deluxe finishes.- Larger than normal disability-friendly second bathroom complete with spacious shower and internal storage.- Security access for peace of mind and two underground car spaces with storage cage included.

**Location Features:-** Bus stop within 160m walk (approx.)- Asquith Station is an 800m walk away (approx.)- 120m to Asquith Park and Playground (approx.)- Only 600m away to Coles Asquith (approx.)- A 6-minute drive to Hornsby Westfield Shops and Cafes (approx.)- Within the Asquith Public School catchment area - 1.5km (approx.)- Within the Asquith Girls and Boys High School catchments - 1.3km and 1.4km respectively (approx.)

**Outgoings:-** Strata: \$1250.80 pq (approx.)- Water: \$167.00 pq (approx.)- Council rates: \$346.80pq (approx.)

To truly appreciate what this property has to offer contact Adam Noakes 0450 753 268 or Nicholas Woodward 0414 495 860 "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."