# 20/2 Bouvardia Street, Asquith, NSW, 2077
## Apartment For Sale
**Thursday, 31 October 2024**

**20/2 Bouvardia Street, Asquith, NSW, 2077**

**Bedrooms: 1**          **Bathrooms: 1**          **Parkings: 1**          **Type: Apartment**



Matt Effenberg
0417773500

**Ultra Convenient | Light-Filled Apartment**

Discover luxury living in this light-filled one bedroom apartment, set within a well-maintained complex and enjoying a central location to Asquith CBD and train station. Features include spacious lounge and dining, high ceilings, air conditioning, gas cooking, dishwasher and a generous covered balcony offering a serene outdoor space. The bedroom includes a built-in robe and direct balcony access. Ideally located just 300m from Asquith Train Station, 150m from Coles, cafes, and near numerous local schools, this home offers a premium lifestyle.

Features
+ High ceilings to living room
+ Air conditioning and roller blinds
+ Gas cooking and dishwasher
+ Large covered balcony
+ Built-in robe and balcony access to bedroom
+ Spacious main bathroom
+ Ample storage throughout
+ Internal laundry
+ Secure single carspace
+ Single-owner property since construction, never previously leased.
+ Apartments within complex: 78
+ Built Year: 2017 approx.
+ Total size: 79 sqm
+ Internal size: 53 sqm
+ Rental potential: $500 - $520 p/w approx.
+ Council rates: $363 p/q approx.
+ Water rates: $170 p/q approx.
+ Strata levies: $1,003 p/q approx.

Location
+ School catchment: Asquith Public School
+ Asquith Shops: 150m
+ Hornsby Station, Westfield and CBD: 2km
+ Asquith Station: 300m
+ Asquith Public School: 1km
+ Asquith Boys High School: 160m
+ Asquith Girls High School: 800m
+ Storey Park: 500m

For your convenience, a Strata Report is available for this property. To access the report please use the following link: https://www.beforeyoubuy.com.au/reports/unit-20-2-bouvardia-street-asquith-nsw-2077/strata?utm_medium=link-letter&utm_source=ofi

Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.