

**21/14-18 College Cr, Hornsby, NSW, 2077**



**Apartment For Sale**

Sunday, 8 September 2024

21/14-18 College Cr, Hornsby, NSW, 2077

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Sunny North Aspect | Spacious Layout

Enjoying a sunny North aspect, this spacious two bedroom apartment offers modern and convenient living only 700m to Hornsby CBD. Features include high ceilings, air conditioning, generous floorplan, covered wrap-around balcony and a gas kitchen with stone bench tops. Located within a secure complex, complete with inground pool, this apartment is ideal for the discerning first home buyer, investor or downsize.

### Features

- + North aspect covered wrap-around balcony
- + Spacious living and dining
- + Gas kitchen with stainless steel appliances and dishwasher
- + Ensuite to master bedroom
- + Built-in wardrobes in both bedrooms
- + Bathtub and separate shower to main bathroom
- + Split system air-conditioning
- + Internal laundry with dryer
- + Intercom secure building
- + Inground pool
- + Caged lock-up garage
- + Apartments within complex: 84
- + Built Year: 2005 approx.
- + Total size: 114 sqm
- + Internal size: 79 sqm
- + Balcony size: 19 sqm
- + Rental potential: \$680 - \$700 p/w approx.
- + Council rates: \$328 p/q approx.
- + Strata levies: \$1,601 p/q approx.
- + Water rates: \$173 p/q approx.

### Location

- + School catchment: Hornsby South Public: 700m
- + Hornsby Station and CBD: 750m
- + Hornsby Westfield: 700m
- + Barker College: 25m
- + Hornsby Girls High School: 700m
- + Hornsby Aquatic and Leisure Centre: 1km

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-21-14-18-college-crescent-hornsby-nsw-2077/strata?utm\\_medium=link-letter&utm\\_source=of](https://www.beforeyoubuy.com.au/reports/unit-21-14-18-college-crescent-hornsby-nsw-2077/strata?utm_medium=link-letter&utm_source=of)

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