

28/44 Belmore St, Burwood, NSW, 2134



Apartment For Sale

Thursday, 22 August 2024

28/44 Belmore St, Burwood, NSW, 2134

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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TOP FLOOR APARTMENT WITH NORTH ASPECT, REAR OF BUILDING WITH NO COMMON WALLS

Tying in a desirable due-north aspect with a flawless contemporary design, this executive apartment unveils fluid streamlined interiors enhanced with floor-to-ceiling glass for optimal natural light and airflow. It has been perfectly configured for relaxed indoor/outdoor living with an impressive balcony, two plush bedrooms and a modern open kitchen.

It is ideally set in the heart of Burwood whilst being at the rear of the development with a desirable north aspect. Its location is meters away from a multitude of shopping and café precincts, elite schooling, the train station and Burwood Park.

Featuring:

- Exclusive 'Sovereign' complex, rarely offered to market, top floor apartment
- Central Burwood position, boutique complex, only 28 within development
- Walk to the best of Burwood + Strathfield, corner apartment, no common wall
- North facing apartment in tranquil rear of building position (no road noise)
- Floating floors and neutral hues create a modern minimalist aesthetic
- High ceilings, led lighting, air-conditioning, lift access, basement parking
- Free-flowing lounge/dining space is enhanced by floor-to-ceiling glass
- All weather undercover balcony, with gas/water/electrical connections
- Stylish kitchen includes Caesarstone benchtops, Smeg gas appliances
- Two double bedrooms with luxe carpet floors and built-in wardrobes
- Opulent bathrooms features a walk-in rainwater shower, main ensuite
- Air-conditioning provides year-round comfort, modern internal laundry
- Readymade opportunity within an bustling area of high rental demand
- Single secure car space located within the basement, secure building
- Surrounded by daily amenities including grocers, parks and transport

Rental Potential: \$850-\$900/wk

Strata: \$1,322/qtr

Council: \$507/qtr

Water: \$178/qtr

Aspect: North / Built: 2016