

**3/11 Grafton Avenue, Figtree, NSW, 2525**

THE AGENCY

**Apartment For Sale**

Wednesday, 14 August 2024

3/11 Grafton Avenue, Figtree, NSW, 2525

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Cristian Cignarella

### **Comfort, Convenience & Character.**

Located moments from the vibrant Figtree Grove, this charming 2-bedroom property offers both comfort and convenience. Step inside and discover a light-filled living space, thoughtfully designed kitchen with gas cooking and practical tiled flooring, and generous bedrooms with built in wardrobes.

Nestled in an exclusive complex of only three units, this inviting residence features ornate high ceilings, rich hardwood timber flooring and an abundance of natural sunlight.

Constructed from durable brick with a classic tiled roof, this property combines timeless style with low-maintenance living. Enjoy the peace and privacy of a smaller complex while still benefiting from the vibrant community atmosphere that surrounds. The property also features a north-facing courtyard offering a delightful outdoor retreat for relaxation, a private driveway and carport space, and a garden shed for extra storage needs.

- Only 100m from Sid Parrish Park & a convenient 200m from the vibrant Figtree Grove
- Low maintenance brick & tile construction
- 2 bedrooms both with built-in wardrobes
- Air conditioning units in second bedroom and living room
- Contemporary kitchen featuring practical tiled flooring & gas cooking
- Generous living/dining area featuring plentiful sunlight
- Hardwood timber flooring throughout main living & bedrooms
- Communal clothesline
- Separate laundry room
- Rear north-facing courtyard & garden shed
- Carport space and private driveway