

**38/1 Citrus Avenue, Hornsby, NSW 2077**



**Apartment For Sale**

Sunday, 31 December 2023

38/1 Citrus Avenue, Hornsby, NSW 2077

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Andrew Searle  
0294825072



Russell Sheffield  
0410057989

## **\$700,000 to \$750,000**

Discover Modern Living at its Best in Hornsby. Welcome to your dream home at the heart of Hornsby, where luxury, convenience, and style meet! This stunning 2-bedroom apartment in a secure complex is the epitome of contemporary living, and it could be yours. Situated in the Hornsby North School Catchment and located just a short distance away from Hornsby's bustling Railway Station & Asquith Station, schools, parks, cafes, buses, shops, and the convenience of Coles. Your daily life couldn't get any easier! Step into your spacious lounge/dining area, where high ceilings and plush carpeting create an inviting atmosphere. Enjoy the comfort of a split-system air conditioner that keeps you cozy all year round. Your open-plan kitchen features tiled floors, high-quality Miele stainless steel cooktop and oven. The sleek benchtops add a touch of elegance to your culinary adventures. The apartment boasts an internal laundry and ample storage space, including a huge pantry, perfect for keeping your living spaces organized. Slide open the bi-fold doors from your spacious terrace and embrace the north east-facing leafy views, creating a seamless connection between your indoor and outdoor spaces. It's the perfect spot to relax and entertain. Two well-appointed bathrooms, including an ensuite, with floor-to-ceiling tiles, a shower, and toilet, provide a touch of luxury to your daily routine. The carpeted bedrooms, complete with ceiling fans, built-in wardrobes, and high ceilings, offer a peaceful and comfortable retreat. The main bedroom is generously sized, perfect for your relaxation. There is security parking and a huge lockable storage area available with this unit. This modern apartment is your gateway to a life of ease and elegance in Hornsby. Don't miss out on the opportunity to make it yours! Council Rates: Approx. \$352.00pq Water Rates: Approx. \$226.00pq Strata Rates: Approx. \$978.00pq Rental Opinion: Approximately \$700.00 per week Total Size: 111sqm including balcony, courtyard and garage Internal incl balcony: 89sqm Garage & Storage: 24sqm Age: Built in 2018 Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.