

**4/2 Linda Street, Hornsby, NSW, 2077**

STONE

**Apartment For Sale**

Wednesday, 25 September 2024

4/2 Linda Street, Hornsby, NSW, 2077

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Adam Noakes

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## North-Facing 1-Bedroom Unit in the Heart of Hornsby

This well-appointed one-bedroom unit on Level 3 offers a bright and spacious living environment with a north-facing orientation, ensuring plenty of natural light throughout the day. Located in a quiet building with only four units sharing the entrance and two units per floor, this property guarantees both privacy and security, making it an ideal home for those seeking peace and comfort. The bottom level features a secure lock-up garage, adding an extra layer of convenience and safety.

Inside, the unit boasts a generous layout, with a separate kitchen that overlooks lush green trees, creating a serene atmosphere. The spacious lounge, complete with a dining area, opens out to a lovely balcony, perfect for enjoying the outdoors. The bedroom also offers direct access to the balcony, providing an inviting and relaxing space to unwind. Whether you're enjoying a quiet morning coffee or entertaining friends, the well-designed floor plan makes this unit perfect for any lifestyle.

Conveniently located within walking distance to Hornsby Shopping Mall and the train station, this unit combines peaceful living with easy access to essential amenities, ensuring the perfect balance between comfort and convenience.

### Property Features:

- Level 3, north-facing unit with abundant natural light
- Secure lock-up garage on the bottom level
- Only four units in the entrance, two units per floor
- Spacious separate kitchen with window views of green trees
- Large lounge and dining area, both opening to a balcony
- Bedroom with direct balcony access
- Walking distance to Hornsby Shopping Mall and train station

### Location Features:

- Just across the road to Beatrice Thomson Park Playground
- 120m walk to nearest bus stop (approx.)
- 700m walk to Hornsby Ku-ring-gai Hospital (approx.)
- 450m walk to Hornsby Westfield Shops and Cafes (approx.)
- Within the Hornsby South Public-School Catchment - 2.5km (approx.)
- Within the Asquith Boys & Girls Public School Catchments - 2.1km and 2.8km respectively (approx.)

### Outgoings:

- Strata: \$1,056.23 per quarter (approx.)
- Water: \$140.00 per quarter (approx.)
- Council: \$299.00 per quarter (approx.)

To truly appreciate what this property has to offer contact Adam Noakes 0450 753 268 or Angel Li 0452 532 578

"We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."