

**403/45 Andover St, Carlton, NSW, 2218**

**Apartment For Sale**

Monday, 19 August 2024

403/45 Andover St, Carlton, NSW, 2218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Nick (Nicolaos) Reskakis  
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## TOP FLOOR 2, 2, 2 WITH BAY & WATER VIEWS

This North-East facing apartment situated in 'The Ritz' complex is the perfect blend of lifestyle and convenience. Enjoy 96sqm of internal space with an ensuite and walk-in wardrobe in the main, large study area, and internal laundry for added convenience. Located only 650m to Carlton Railway Station, and close to local parks, shops, & cafes. This property showcases it's practicality with aircon in the living & main bedroom, a dishwasher, storage cage, and an abundance of natural light.

### Features:

- Separate living and dining area
- Aircon in living and main bedroom
- Modern bathroom with storage cabinets
- Main bedroom with walk-in robe & ensuite
- North-East facing balcony
- Second bedroom with BIR
- Large study space with a window
- Kitchen with stainless steel appliances & dishwasher
- Convenient internal laundry
- Linen press/storage cabinet
- Two car spaces + lock up storage cage