

**601/268-270 Liverpool Road, Ashfield, NSW 2131**



**Apartment For Sale**

Wednesday, 10 July 2024

601/268-270 Liverpool Road, Ashfield, NSW 2131

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



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**\$700,000 - \$750,000**

Situated in the vibrant heart of Ashfield, this stunning near-new development boasts a sun-drenched top-floor apartment offering expansive, north-facing district views and privacy. Melding sophisticated urban living with impeccable finishes, the design is both stylish and functional.- Spacious designer bedroom complete with built-in wardrobe- Double facing layout, cross ventilation, situated on level 6- Positioned quietly and discreetly behind Liverpool Road- Open-plan living/dining area features oak timber floorboards- High-quality finishes enhance the stunning outlook- Generous multi-purpose room/study/potential second bedroom- Modern kitchen with high-quality reconstituted stone benchtop- Stainless steel cooktop, oven, and dishwasher- Sleek bathroom with internal laundry facilities- Ducted air conditioning ensures year-round comfort- Secure car space and additional storage cage

The location of Lumina's Apartments is ideal, just 9km from the Sydney CBD and mere steps from Ashfield Train Station and nearby bus stops, providing swift access to the city in approximately 10 minutes. Furthermore, it's conveniently close to Ashfield Mall, a variety of cafés, restaurants, supermarkets, and retail outlets. Nearby educational institutions include Ashfield Boys High School, Burwood Public School, Burwood Girls High School, with both USYD and UTS just a 10-minute drive away.

Outgoings: Strata Rates: \$1,323 quarterly approx. Water Rates: \$205 quarterly approx. Council Rates: \$290 quarterly approx.