

**12/5-11 Benton Avenue, Artarmon, NSW, 2064**

**Raine&Horne.**

**Townhouse For Sale**

Thursday, 1 August 2024

12/5-11 Benton Avenue, Artarmon, NSW, 2064

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

### **\*Entry via Eric Road\* Spacious and convenient townhouse retreat**

Nestled on a whisper quiet no-through road, this immaculate townhouse is perfect for young families and downsizers seeking a comfortable lock-up-and-leave lifestyle. Framed by private courtyard gardens to both the front and rear, the spacious interiors have undergone an extensive renovation to ensure immediate, low-maintenance living. A rare offering where house-like proportions combine with remarkable seclusion. From this commanding position it is just steps to the train station, village shops, and renowned Artarmon Public School. A tightly-held pocket surrounded by parks, cafes and restaurants, from here a rapid commute leads to both Chatswood and CBD.

- Modern north-facing townhouse with dual access from Eric Road and Benton Avenue
- Two-storey layout with courtyard gardens on either side for utmost privacy
- Dedicated living/dining area opening to a sunny courtyard and gardens
- Large updated kitchen with brand new appliances and an abundance of light
- Front and rear courtyard gardens, both enjoying private access
- Oversized bedrooms on the upper level framed by picture windows
- Pristine skylit bathroom includes a bath and shower, 2nd WC on the main level
- Fitted wardrobes, new light fittings, carpet and fresh paint throughout
- Lock-up garage on-title, set within a boutique garden complex of only 13
- Easy 400m to Artarmon station and 700m to Artarmon Public School
- Close proximity to Chatswood and an easy commute into the CBD