

**5/8 Charles St, Carlingford, NSW, 2118**

**Raine&Horne.**

**Townhouse For Sale**

Tuesday, 10 September 2024

5/8 Charles St, Carlingford, NSW, 2118

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Melody Rouggos  
0296347799

## **Expansive three-bedroom townhouse in central location**

This 3-bedroom, 2-bathroom light-filled townhouse effortlessly combines comfort with convenience, offering a variety of possibilities for any type of buyer. Located just a short walk to Carlingford Light Rail, buses, shops, restaurants and nearby amenities, this well presented townhouse offers house like proportions with a gourmet kitchen, spacious living areas and oversized bedrooms.

At 264sqm this expansive townhouse provides attractive low maintenance living with stunning views over Sydney Olympic Park. One of only seven in the complex this townhouse presents a fantastic opportunity for astute investors and owner occupiers to secure a fantastic home in an enviable location.

- flowing living and dining areas
- gourmet kitchen with dishwasher, oven, gas cooktop and range hood
- three oversized bedrooms, two with built-in robes
- master bedroom with ensuite, walk-in robe, study nook and skylight
- main bathroom offers a shower, bath and toilet
- internal laundry, powder room and linen cupboard
- ducted air conditioning throughout
- double car garage with auto door, internal access and multiple storage areas
- large courtyard with easy care gardens
- close to Carlingford Court, Homelands Reserve and nearby amenities
- short stroll to Carlingford Light Rail
- zoned for Carlingford West Public School and Cumberland High School and close to excellent private schools
- boutique townhouse in secure complex with only six other townhouses
- approximate Strata Levies: \$1,310 per quarter; Water Rates: \$173 per quarter; Council Rates: \$326 per quarter

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