

**204/9 Lorne Avenue, Killara, NSW 2071**

**LANE & PLACE**

**Unit For Sale**

Sunday, 23 June 2024

204/9 Lorne Avenue, Killara, NSW 2071

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 141 m2**

**Type: Unit**



Julie Warnes  
0405341361

## Auction 27th July

Sophisticated and elegant, 'Princeton' is a luxurious 5-storey security complex designed by Giles Tribe Architects, with interiors crafted by the award-winning Woods Bagot, completed in 2021. This meticulously designed three-bedroom near-new residence is part of an exclusive block of only 32 luxury apartments within the 'Princeton' development. The building and grounds are impeccably maintained. This ultimate sanctuary offers an exceptional lifestyle, being one of the most luxurious buildings on the Upper North Shore. Located in a prestigious east side setting, it is within a short walk to the rail, Regimental Park, and is moments from Killara Golf Club, village shops, elite schools, and within the Killara High School catchment area.- An impressive 140sqm on title in the luxurious east side "Princeton" building, just a 300m level walk to the rail.- Secure lift access to basement parking for two cars.- Exquisitely crafted Miele kitchen with stone benchtops, gas cooktop, oven, and dishwasher.- Three bedrooms, all with built-in robes; two open to a sunroom, and the master features an ensuite bathroom and private balcony.- Two bathrooms designed for superior functionality, featuring rain-head showers; the ensuite includes double sinks and a full laundry room.- Secure parking for two cars with lift access, video intercom, and zoned ducted reverse cycle air conditioning.- Convenient walk to rail for a direct commute to the City; close to Regimental Park, Gordon and Lindfield shopping, Ravenswood School, and within the Killara High School zone.Council rates \$363 per quarterWater rates \$171.41 per quarterStrata \$1,800 per quarter averageDisclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy. However, we cannot guarantee it. All interested parties should make & rely upon their own inquiries.