

**3/25 Hampton Court Road, Carlton, NSW 2218**



**Unit For Sale**

Wednesday, 19 June 2024

3/25 Hampton Court Road, Carlton, NSW 2218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## **Auction If Not Sold Prior**

Presenting outstanding lifestyle appeal in an tightly held block. This generous two bedroom apartment ensures an easy care lifestyle of ultra-convenience in a peaceful pocket in Carlton. Well-presented and bathed in natural light, it features separate lounge and dining zones enhanced by high ceilings and wide picture windows and entertainers balcony. Property Features Include: - Two spacious bedrooms both complete with built in wardrobes- Open plan living area with designated lounge and dining zones and ceiling fan - Bright and airy bathroom with separate shower and bathtub- Gourmet kitchen with quality bench tops, appliances and ample storage - Huge internal laundry with room for storage - Entertainers balcony brimming with light - Freshly painted throughout- Wide picture fame windows - Complete with double tandem motorized lock up garage - Highly sought-after enclave walk-to-everywhere setting - NBN connection ready Appealing to first home buyers, downsizers and investors alike, this readymade apartment enjoys the many bus services offered to surrounding suburbs at your doorstep, while positioned within a stroll to Carlton Train Station. This highly sought-after enclave is moments to grocers, popular cafes and short drive to Hurstville CBD, Westfield shopping Centre and all main arterial routes. Quality school catchment options for primary, secondary and private school education.Total size: 102.2sqm approx. Apartment + Balcony: 70.6sqm approx. Garage: 26.9sqm approx. Approximate Outgoings Per Quarter: Strata Rates: \$872.01 Council Rates: \$393 Water Rates: \$171.41