

Unit 3/2B Coleman Ave, Carlingford, NSW 2118



Unit For Sale

Wednesday, 3 April 2024

Unit 3/2B Coleman Ave, Carlingford, NSW 2118

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 193 m2

Type: Unit



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Contact Agent

Discover the epitome of urban convenience in this spacious two-bedroom residence, perfectly positioned opposite the newly established light rail station in Carlingford's vibrant heart. This exceptional home is an ideal haven for retirees and young couples alike, offering seamless access to the CBD and top-tier educational institutions. Embrace the unique opportunity to cultivate a verdant garden of vegetables and flowers within the serene flowerbeds, effortlessly elevating your outdoor area into a picturesque retreat.

Property Highlights:

- Two generously sized bedrooms, with the master bedroom boasting a private ensuite and exclusive air conditioning for ultimate comfort.
- Huge open-plan living and dining area that invites natural light and warmth, creating a welcoming atmosphere for gatherings.
- Updated modern gas kitchen bathed in natural light, equipped with a dishwasher and elegant granite benchtops.
- Distinctively large and private courtyard, offering a peaceful setting for entertainment and a lush garden oasis.
- Secure lock-up garage, with an internal laundry facility complete with a dryer.
- Conveniently located within a brief stroll to local amenities, including shops, cafes, restaurants, premier schools, and city buses.

Unit size: 193m² & **Potential rent** \$750 P/W

Approximate Outgoing & Location Benefit:

- Strata \$847.80 P/Q
- Water \$171.41 P/Q
- Council \$191.20 P/Q
- 400 meters walk to Carlingford Light Rail station
- 700 meters walk to James Ruse High School
- 700 meters to Carlingford Village
- 1200 meters to Carlingford Court Shopping Centre
- 1200 meters to Carlingford Public School

Disclaimer: Leo -31 Realty believe to be reliable. All information contained here is gathered from sources. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries. All distances and times are approximate

Property Code: 72