

**1/8 Brand Street, Artarmon, NSW, 2064**

**SHΞAD**

**Apartment For Sale**

Saturday, 11 January 2025

1/8 Brand Street, Artarmon, NSW, 2064

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Newly Renovated, Spacious and Conveniently Located

\*\*\* FIRST OPEN SATURDAY 11TH JANUARY, 10.00AM - 10.30AM \*\*\*

This ultra-spacious and beautifully presented apartment is situated in a boutique low-rise block of just twelve. Newly renovated throughout, an easygoing lifestyle is on offer, with a warm, peaceful ambience and well designed layout including great separation of space. The abundance of features includes the superb gourmet kitchen with eat-in area, sparkling new bathroom and a huge wraparound entertainer's balcony. Supremely conveniently located - just a stroll to Artarmon village shops and station as well as the lively Wilkes Avenue strip where you can grab your morning coffee on the way to work. Discerning buyers will be impressed by this fantastic offering.

- \* Spacious rectangular living area flowing to balcony
- \* Sleek renovated kitchen with abundant cabinet and counter space
- \* Two generous bedrooms, main with built-in robes
- \* Renovated bathroom, cleverly designed with storage spaces
- \* Large tiled wraparound balcony, ideal for alfresco dining
- \* Sizeable internal laundry, single lock-up garage
- \* Security block with video intercom on entry
- \* Close to vibrant Artarmon Village shops, cafes and restaurants

### Approximate Outgoings

Strata Levies: \$1,965pq

Council Rates: \$416pq

Water Rates: \$173pq

### Approximate Areas

Apartment (including balcony): 90sqm

Parking: 15sqm

Total: 105sqm

Strata Plan Registered: 1977

Disclaimer: The above information has been furnished to us by a third party. Shead Real Estate Pty Ltd have not verified whether or not the information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Figures may be subject to change without notice.