

**104/2A Brown Street, Ashfield, NSW, 2131**

STONE

**Apartment For Sale**

Tuesday, 31 December 2024

104/2A Brown Street, Ashfield, NSW, 2131

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Comfortable and Convenient Lifestyle

Welcome to your dream apartment in the heart of Ashfield! This stunning, well-appointed apartment offers a perfect blend of modern living and urban convenience. With a spacious layout and contemporary design, this property is ideal for first-time buyers, young professionals, or investors looking for a prime location. Situated in a central location, this apartment is just moments away from local cafes, shops, parks, and public transport, making it easy to explore everything the area has to offer.

- Open-plan living and dining area, beaming with natural sunlight
- Well appointed sleek kitchen with stainless-steel appliances and gas cooking
- Ample storage throughout apartment, internal european style laundry
- Two generous bedrooms, including a master with a private ensuite and built-in wardrobes in both bedrooms
- Streamlined floorboards in both bedrooms and tiles in the main living areas, giving a light and airy atmosphere
- Two contemporary oversized bathrooms with quality fixtures and fittings
- Secure basement parking with lift access, seperate storage cage
- Within walking distances to Ashfield Station and Ashfield Mall

Total Unit Size 113 sqm

Internal (Incl. Balcony) 96 sqm

Car Space 14 sqm

Storage Cage 3 sqm

Estimated Outgoings (per quarter)

Strata \$1,176.25

Council \$371.00

Water \$186.02