

**4/22 Crane Street, Concord, NSW, 2137**

**Raine&Horne.**

**Apartment For Sale**

Tuesday, 10 December 2024

4/22 Crane Street, Concord, NSW, 2137

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Paul Pettenon

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## When Size Matters, Large 3 Bedroom Apartment

Fresh as a daisy and located in a small boutique block of only 6 apartments. This top floor north facing oversized 3 bedroom, 70's-built apartment has been freshly painted, freshly carpeted and offers the astute buyer the opportunity to live or rent as is or to add their own touch and upgrade the kitchen, bathroom and ensuite. Complete with a proper lock up garage plus a storage cage, our property is located within easy walking distance to schools, transport, shops and parks. What a great opportunity to invest for the future.

- Generous living/dining area leading onto balcony along with an internal laundry
- Sizeable bedrooms with built-ins in the 2nd & 3rd bedrooms. Ensuite off the main.
- 70's style kitchen with electric appliances, abundant cupboard and bench space.
- 2 original condition bathrooms, one with separate shower and tub. Ensuite off main
- Lock up garage, plus separate caged storage area. Pleasant established garden surrounds

### Outgoings:

Strata: approx. \$1,080pqr

Council: approx. \$ 356pqr

Water: approx. \$180pqr

Size: Total Area: 122.6sqm | Internal: 103.6sqm | Garage: 17.6sqm | Storage: 1.4sqm

### Contact:

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