

**47/5 Benalla Avenue, Ashfield, NSW, 2131**

**HARRIS TRIPP**

**Apartment For Sale**

Wednesday, 20 November 2024

47/5 Benalla Avenue, Ashfield, NSW, 2131

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **Bright and Inviting Apartment in Peaceful, Leafy Setting**

Nestled in a quiet, well-maintained complex at the end of a no-through street, this ground-floor apartment offers a fantastic opportunity for both first-time buyers and investors. Set within the sought-after 'Fielders Green' complex, the property boasts tranquil, park-like grounds and a sparkling swimming pool. The grounds are ideal for families, offering a safe environment to watch over children, and the friendly, close-knit community adds to the appeal. Perfectly located just a short stroll to Ashfield Station and the newly opened Aquatic Centre, this apartment is a prime offering in terms of value, convenience, and future potential.

- Bright and airy living/dining area leading out onto a spacious balcony with leafy views
- Updated kitchen features electric cooktop, rangehood and abundant cupboard storage
- Two generous, light filled bedrooms, both with built in robes
- Full bathroom featuring separate shower/bath, oversized vanity, large internal laundry off kitchen
- Exclusive use carspace at the rear of the complex, ground floor setting in a security block

Auction: On-site, Saturday December 14th at 2:00pm

Internal size: 80.8 sqm approx.

Council rates: \$371 per quarter, approx.

Water rates: \$180 per quarter, approx.

Strata rates: \$1,089 per quarter, approx.