

**503D/250 Anzac Parade, Kensington, NSW, 2033**



**Apartment For Sale**

Thursday, 14 November 2024

503D/250 Anzac Parade, Kensington, NSW, 2033

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Billy Mylonas  
0412453371

## **MODERN 65m<sup>2</sup> ONE-BEDROOM APARTMENT IN AWARD-WINNING CAPELLA BUILDING**

Designed by FJMT Architects and set amidst beautifully landscaped gardens, this contemporary one-bedroom apartment located within one of Kensington's most sought-after residential addresses, offers a spacious floor plan, ideal for both homeowners and investors.

### Features include:

- Spacious open-plan living and dining area with split-system air-conditioning, leading onto a large L-shaped balcony
- Gas kitchen with stone island benchtop, dishwasher, stainless steel appliances, and ample storage
- Main bedroom with bathroom access and double built-in wardrobes
- Two-way access bathroom with internal laundry (washer and dryer included)
- Freshly painted and new carpet throughout
- 1 x undercover security car space (stacker) and storage cage on title
- Security intercom building with direct lift access
- Communal lap pool set within beautifully landscaped gardens

### Outgoings:

Strata Levies: Approx. \$1,138.64pq

Council Rates: Approx. \$450.50pq

Water Rates: Approx. \$179.90pq