

**1/62-64 Florence Street, Hornsby, NSW, 2077**



**Unit For Sale**

Friday, 15 November 2024

1/62-64 Florence Street, Hornsby, NSW, 2077

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Barry Hudson  
0294773323

## **NEW LISTING - 2 Bedroom Ground Floor NORTH facing Unit**

COSMETICALLY REFURBISHED with new paint, new carpet, new blinds and curtains plus some new LED light fittings .. Beautifully presented 2 bedroom, 1 bathroom ground floor unit that is now ready to occupy .. Combined living/dining area with direct access to a north/east corner balcony, separate kitchen equipped with electric appliances including a dishwasher, both bedrooms have a built-in robes, good bathroom with an adjoining separate wc plus a separate laundry .. Security Intercom entry to building + a single 19sqm lock-up garage .. Convenient location, walkable to Westfield shops, Hornsby CBD, railway station and bus terminal ... Inspection recommended ... Price Guide \$700,000

Outgoings: Council Rates \$338.50 per quarter approx, Water Rates \$172.79 per quarter approx, and Strata Levy \$1,219.26 per quarter approximately.

INSPECT at the OPEN HOUSE on WEDNESDAY the 20th of November, 2024 BETWEEN 11am to 11.30am or by Appointment any other time - DETAILS: Barry Hudson 0408 213 575

Disclaimer: Ray White believes that the information contained herein is gathered from sources we deem to be reliable. However, no representation or warranties of any nature whatsoever are given, intended, or implied. Some images may have been virtually staged to showcase better the true potential of rooms and spaces in the Unit. Any interested parties should rely on their own inquiries.