

2/63 Noble St, Allawah, NSW 2218

P.O.A.

Apartment 3  1  1 



## Spacious 3 Bedroom Ground Floor Apartment

Generously proportioned and superbly located, this well-presented three-bedroom ground floor apartment offers space, comfort and convenience in the heart of Allawah. Positioned within easy walking distance to the station, schools and local shops, it presents an excellent opportunity for families, first home buyers or investors alike.

- \* Expansive separate lounge and dining areas
- \* Balcony flowing off the living room
- \* Three well-sized bedrooms
- \* Well-appointed kitchen with ample storage
- \* Neat bathroom with separate toilet
- \* Internal laundry
- \* Lock-up garage
- \* Ground floor position for easy access

Offering a practical layout with generous living zones rarely found in apartment living, this home provides the perfect balance of space and low-maintenance convenience. Move in and enjoy or add a quality property to your investment portfolio.

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Strata: \$1,176 p/q; Council: \$429 p/q; Water:\$208.77 p/q  
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Total size: 132 sqm; Internal 119 sqm approx.

Disclaimer:

All information contained herein has been provided by sources we consider reliable. However, we cannot guarantee or give any warranty regarding the accuracy of the information supplied. Interested parties should rely on their own enquiries and conduct their own investigations to satisfy themselves in all respects. Measurements, areas and distances are approximate only.

**Open for Inspection**

By Appointment.

**Listed By**

Christine He

Mobile: 0409 226 126

