




4/225 Queen St, Hurlstone Park, NSW 2193

Sold - \$1,126,000

Townhouse 2  1  1 



**SOLD AT AUCTION \$1,126,000 - ANDREW KNOX 0425 230 650**

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#### WHAT DID THE OWNER HAVE TO SAY?

"A very positive experience from start to finish

Working with Andrew Knox and his team from R & W Real Estate Hurlstone Park / Marrickville was a really positive experience. Andrew was so helpful, super reliable, grounded and honest. He returned phone calls promptly, checked in with us daily and he has enormous knowledge and a keen instinct for what he does. A true professional and all round nice guy. I would give Andrew my highest recommendation So happy with the result! Thank you Andrew and thank you to the R & W team" - Kath & Gary (owner of 4/225 Queen Street, Hurlstone Park)

#### WHAT DID THE BUYER HAVE TO SAY?

"Trusting agent

My partner and I met Andrew over 3 times before we attended the auction and, ultimately, won it. Andrew was immediately a highlight at each of the open houses. He was easy to speak to, full of knowledge and gave us a guide price which was almost bang on. This really was a breath of fresh air vs our experience with agents dramatically under quoting in the inner west to fill up the funnel.

Andrew was also very responsive on text and on call throughout the process and managed to negotiate a 5% deposit vs 10% which helped us greatly." - Emilien (Buyer of 4/225 Queen Street, Hurlstone Park)

#### Boutique Development

First time offer for sale, this stylish 2 bedroom townhouse is quietly situated at the rear of an extremely well designed complex (circa 2010), that is of full brick construction and with uninterrupted district views. Also overlooking your very own, private, on title back garden.

193 square metres of total footprint with only 6 apartments in the complex and reasonable levies.

Close to all public and private, primary and secondary schools, such as Canterbury Girls and Boys High Schools, Canterbury Primary and Trinity Grammar School plus a short walk also to the Hurlstone Park shopping village and train station. Also, nearby to the Cooks River Parklands with its playing fields, sporting facilities and its walking/cycle tracks

#### Listed By

Andrew Knox

Tina Fotopoulos



#### Open for Inspection

By Appointment.