



42/16 Post Office Street Carlingford, NSW

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### Supersized apartment

An oversized apartment with dual balconies in an ultra-convenient location situated at the rear of the building in a quiet street within the esteemed and sought-after 'LOTUS' complex. All your essential amenities within Carlingford Court and bus transport are just a short 400m walk.

One owner, in original but good condition with the added benefit of a 2 ? car lock-up garage, plenty of scope for improvements and future gain. Apartments of this large size and scale are rare so don't delay your inspection.

- DIRECT PEDESTRIAN & CAR ACCESS + VISITOR PARKING via/off SHIRLEY STREET
- 210sqm on title, Level 1, lift access, NO STEPS to your front door
- Huge master bedroom with fully tiled ensuite & large built-in robe
- King sized 2nd bedroom with balcony access & large built-in robe
- Fully tiled main bathroom & good-sized internal laundry with dryer
- Expansive open-plan living with access to both balconies

**Price:** \$840,000  
**Council Rates:** \$316.26 p/q  
**Water Rates:** \$173.29 p/q  
**Strata Rates:** \$1,567.63 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.