



6E/1 Francis Road Artarmon, NSW



**SOLD OFF MARKET - CONTACT HUGH 0418 270 993**

OFF MARKET - Exceptional Apartment in The Laureate  
Set on level 6 with delightful treed outlook, this generously proportioned apartment offers an exceptional package.

Light filled, air conditioned living & dining areas with large balcony, modern kitchen, two bathrooms plus separate w/c, abundant internal storage plus secure double garaging. More than comfortable as is with scope to upgrade and capitalise.

Located within a quality, tightly held building offering secure entry, dual lift access, delightful gardens, ponds & communal pool and terraces. Zoned for Artarmon Public School, and only a minutes stroll to cosmopolitan Artarmon Village & rail.

Note current tenancy finishes 26/02/24 @ \$750 per week

Approximate Outgoings: Strata: \$1,715.75pq // Council: \$377pq // Water: \$171.41pq

Approximate Areas: Unit incl Balcony 87sqm + Garage 32sqm = Total 119sqm

**Price:** OFF MARKET  
**Council Rates:** \$377.00 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$1,715.75 p/q



**Hugh Macfarlan**

0418 270 993



**Ruby Johnson**

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Level 6



APARTMENT FLOOR AREA = 87m<sup>2</sup> approx.  
(INCLUDING BALCONY)  
GARAGE AREA = 32m<sup>2</sup> approx.  
**TOTAL AREA ON TITLE = 119m<sup>2</sup> approx.**



Garage Plan

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.