



304/314 Canterbury Road Canterbury, NSW



## One Bedroom Plus Study Room|High Investment Return

Inspection parking at 6 Canton St, Access from Block A

Conveniently situated less than 12km from the CBD, this huge one-bedroom plus study apartment boasts a cleverly designed floorplan that maximizes space and natural light. It is perfect for city commuters, bus transport is virtually at your doorstep, with Canterbury station just a stroll away, and an array of shops, cafes, and dining options within close proximity.

### Features:

- Open plan lounge & dining area flows to balcony
- Spacious bedrooms with built-in wardrobe and access to balcony
- Extra Study room, ideal home office solution
- Stylish gas kitchen includes oven and dishwasher
- Modern bathroom
- Ducted air condition
- Internal laundry with dryer

**Inspect:**

Saturday, 25th May 2024 10:00 - 10:30

**Price:** \$495,000|One Bed Plus Study Room

**Council Rates:** \$401.00 p/q

**Water Rates:** \$190.00 p/q

**Strata Rates:** \$835.55 p/q



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304/314 Canterbury Road  
Canterbury

STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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STONE



(NOT IN POSITION)



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