



103/4 Broughton Road Artarmon, NSW



### Light-filled and ready to enjoy in village centre.

Artarmon's vivacious café lifestyle is at your doorstep from this beautifully revitalised strata apartment in the popular Chiltern security building, just 200m walk to rail. Enjoy drop and go convenience as a first home, easy living with lift for downsizing, or a savvy investment for your portfolio.

Elevated for an added sense of security, the apartment enjoys a sun-warmed north aspect with a peaceful outlook to the leafy streetscape across all rooms. Close to everything you need, including a direct rail commute to the City, easy access to Chatswood and the M2, and a stroll to Artarmon Public School.

- 113sqm approx. on title, revitalised with fresh paint and new carpet
- Elevated position with large windows across the light and sunny north aspect
- Well-maintained, popular Chiltern security building, primarily double brick
- Spacious living dining flows to generous covered balcony through glass sliders
- Plenty of additional space to create a study hub for working from home
- Modern kitchen, cooktop, oven, dishwasher, microwave hutch, plenty of storage

**Inspect:** Saturday, 4th May 2024 1:30 - 2:00

**Auction:** 11/05/2024 11:00 am

**Price:** Auction Guide \$950,000



**Ryan Woo**

0410 884 680

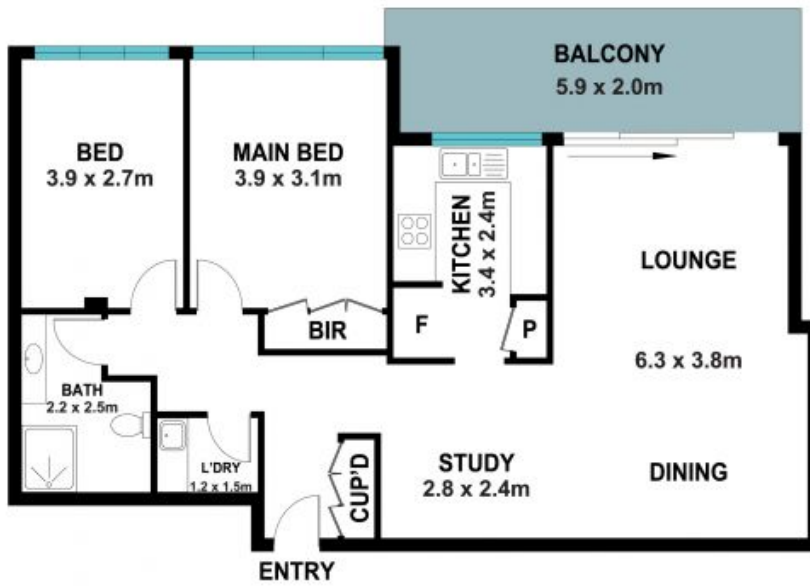


**Jimmy Psaltis**

0411 129 221

103/4 Broughton Road,  
Artarmon

**STONE**



Internal & Balcony area: 95m<sup>2</sup>  
Garage & Storage area: 18m<sup>2</sup>  
Total area (approx): 113m<sup>2</sup>

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.