

10/3-3A Grainger Avenue Ashfield, NSW



### Renovated top-floor retreat in a sought-after location

Bathed in natural light and set in a peaceful cul-de-sac, this beautifully appointed two-bedroom apartment promises space, privacy and unbeatable convenience. Enjoying a top-floor position at the front of a boutique block, the home offers generous interiors, modern finishes and a sunny entertainer's balcony with sweeping district views. Located just 240 metres from Ashfield Station and moments to vibrant local cafes, shops, parks and schools, it's the perfect opportunity for first homebuyers or savvy investors alike.

**Council Rates:** \$371.00 p/q

**Water Rates:** \$177.93 p/q

**Strata Rates:** \$885.65 p/q



**Jessica (Loh) Campos**

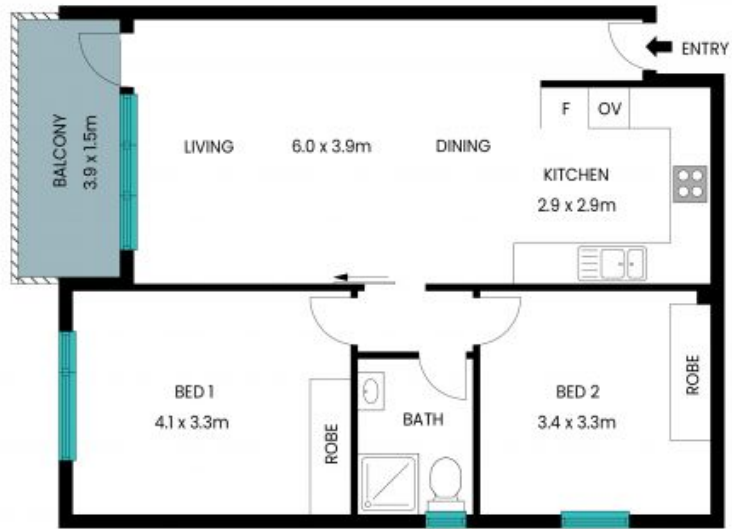
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**Phillip Massa**

0411 173 929

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All measurements are in meters. This plan is for reference only, and the dimensions are approximate. The information provided is sourced from what is believed to be reliable, but we do not take responsibility and disclaim all liability for any errors, inaccuracies, or misstatements. Interested parties should conduct their own inquiries.

