



17/13 Thallon Street Carlingford, NSW



## Spacious 144sqm apartment in Carlingford West catchment

Generous in every respect, this lush 144sqm garden residence captures the easy-care appeal of an apartment with the spacious scale of a family home. The property is located for absolute lifestyle ease within the well-maintained leafy grounds of 'The Aristocrat', offering an ultra-convenient address zoned for Carlingford West Public and metres from current and future transport links.

- Private garden entry with intercom and lift access, double brick throughout
- Grand open living/dining domain with secluded balcony, elevated outlook
- Impressively proportioned gas kitchen with s/steel appliances, great storage
- Two well-scaled beds with mirrored built-ins/ceiling fans, main with ensuite
- Flexible third bedroom or separate home office, tiled main bathroom with spa
- Full internal laundry, linen press and split system air con, visitors' parking
- Generous double lock-up garage with automatic entry plus storage room
- Near The King's, Tara, James Ruse & Carlingford Court, stroll to buses/future light rail

**Price:** \$736,000  
**Council Rates:** \$312.80 p/q  
**Water Rates:** \$144.11 p/q  
**Strata Rates:** \$1,229.25 p/q



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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**STONE**