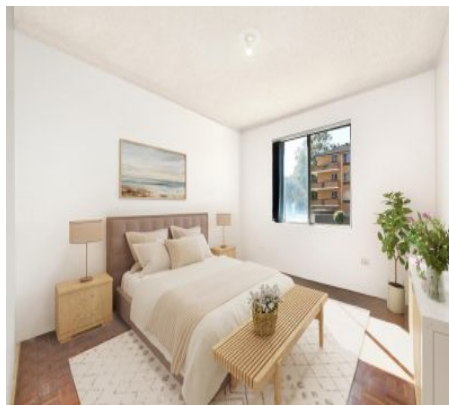


Ashfield

8/44 Orpington Street



\$646k

Ready for a makeover

With the manicured grounds of historic Ashfield Park just across the street, this bright and airy apartment offers opportunity and exceptional value for the first homebuyer or investor. Set back from the street in a boutique block of 18 with parking on title, the ground floor two-bedroom apartment opens to a sunny north-east facing balcony and is just 850m to Ashfield station and town centre with close proximity to Summer Hill village offering a lifestyle of easy convenience.

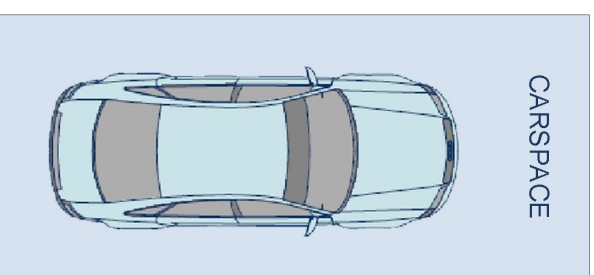
- Ground floor setting, boutique entry shared by 6
- Sunny north-east aspect, bright open living with a balcony
- 2 bedrooms, large main bedroom, parquet flooring
- Eat-in kitchen with adjoining laundry, renovated bathroom
- Parking on title, affordable levies, 50m stroll to Ashfield Park
- A superb readymade investment or affordable market entry
- Great value and capital growth potential, high rental demand
- Walk to Ashfield's buzzing cultural hub and vibrant dining scene



ADDITIONAL DETAIL

Council Rates	\$344/qtr (approx)
Water Rates	\$154/qtr (approx)
Type	Apartment
Sold Date	10/09/2020

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APPROXIMATE AREAS	
Apartment	70sqm
Parking	13sqm
Total	83sqm
OUTGOINGS	
Council Rates	\$344 pq
Water Rates	\$187 pq
Strata Rates	\$691 pq

Ashfield
8/44 Orpington Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Drummond Estate Agency Pty Ltd (trading as Cobden & Hayson Drummond), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson