

Sold

## Unit 304W, 7 Lardelli Dr, Ryde



### IMMACULATE 2 BEDROOM APARTMENT WITH WATER VIEWS

This near new, beautifully presented bright and spacious 2 bedroom apartment in a quiet and leafy location within the much talked about, Putney Hill development succeeds in every aspect.

Apartment W304 is located on the 3rd floor with water views. In a quiet position away from Victoria Road within the Figtree building and a short walk to a frequent bus service, local schools, cafes and parks makes this apartment a must to inspect.

This apartment features:

- Large combined lounge and dining leading to a 15sqm balcony
- 2 double sized bedrooms, both with built-in wardrobes, main with en suite
- Gourmet kitchen with Blanco stainless steel appliances, including dishwasher and microwave
- 2 chic bathrooms with quality finishes throughout including separate bath and shower
- Separate study nook
- Laundry including dryer
- Ducted air conditioning throughout
- 1 car space including storage
- NBN and Foxtel ready

Outgoings per quarter (Approx.):

- Strata Levy \$1,560
- Council Rates \$275
- Water Rates \$165

Putney Hill is an established community where over 500 residents call home, come and take a closer look at this remarkable development

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<b>Price</b>	SOLD for \$975,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2818

#### Agent Details

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