



607/11 Charles Street, Canterbury

Affordable Riverside Outlook with Exceptional Value

Enjoying an elevated position, this contemporary apartment captures an impressive outlook towards the Cooks River, delivering a peaceful backdrop that is rarely found at this price point. Filled with natural light and offering a practical floor plan, it presents an outstanding opportunity for first home buyers looking to enter the market or investors seeking high initial return and long term value. Positioned just moments from Canterbury's shopping precinct, cafés, supermarkets, Metro train station and riverside parklands, the apartment offers the convenience of a connected Inner West lifestyle with easy access to the Sydney CBD.

- **Riverside Outlook** - The apartment enjoys generous light and sweeping views towards the Cooks River, creating a bright and inviting living environment with a tranquil outlook.
- **Open Plan Living** - A generous living and dining area flows effortlessly to the full-length balcony, providing the perfect space to relax, entertain or simply take in the surrounding views.
- **Modern Kitchen** - Beautifully appointed with polished stone benchtops, gas cooking, quality appliances and a dishwasher, the kitchen combines style with everyday practicality.
- **Spacious Bedroom** - The oversized bedroom features a built in wardrobe and direct access to the balcony, making the most of the

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FOR SALE

For Sale | \$369,000

VIEW

Sat 25th Jul @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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- apartment's position and natural light.
- Comfort & Convenience - Complete with ducted air conditioning, a modern bathroom, internal laundry, and secure undercover basement parking with direct lift access for added convenience.
- " Outstanding Location - Only a short walk to Canterbury Station, Woolworths, local cafés, restaurants and everyday amenities, with riverside walking and cycling paths nearby and straightforward access to the Sydney CBD.
- Strong Rent Return - Currently rented for \$650 per week, with a secure tenant in place.

This property has a strata remediation program in place with issues that have been identified, costed and incorporated into the strata budget. The increased strata levies and future costs have been reflected in a discounted asking price, presenting an opportunity for buyers to secure a well-located apartment with excellent lifestyle appeal and long-term potential at compelling value.

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MORE DETAILS

Property ID	1ASZF8B
Property Type	Apartment

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