



6/52-54 Boronia Street, Kensington

## Private Ground-Floor Retreat with Large Alfresco Courtyard in the Heart of Kensington

Tucked away in a quiet rear position surrounded by lush greenery, this private and peaceful ground-floor apartment offers the perfect balance of comfort, convenience, and outdoor living. Ideally located just moments from East Village Shopping Centre, Centennial Park, and direct transport to the CBD, it's a haven for those seeking a relaxed lifestyle in a vibrant city-fringe location.

- Expansive outdoor courtyard ideal for entertaining or unwinding
- Spacious main bedroom with floor-to-ceiling built-in robe
- Light-filled open-plan living with stylish timber flooring
- Caesarstone kitchen with gas cooking and dishwasher
- Modern ensuite with combined bath and shower
- " Internal laundry, secure building and basement parking
- " Stroll to East Village shops, cafés, and city buses
- Minutes to Centennial Park and Sydney CBD
- Peaceful rear position with leafy, private surrounds

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### FOR SALE

For Sale \$745,000 - \$800,000

### AGENTS

Darran Wyatt  
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darran@ljhdoublebay.com

James Fragias  
0432 503 176  
james.fragias@ljhdoublebay.com

### AGENCY

LJ Hooker Double Bay  
(02) 9185 2816

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 LJ Hooker

## MORE DETAILS

Property ID 29WHYY  
Property Type Apartment

**Darran Wyatt 0407 440 947**

Associate Director - Wyatt Property Group Pty Ltd |  
darran@ljhdoublebay.com

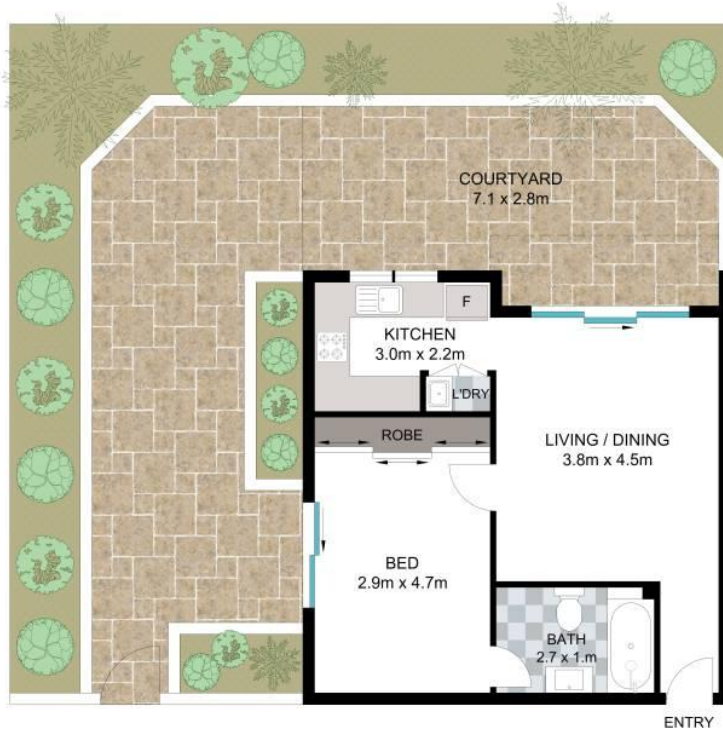
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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