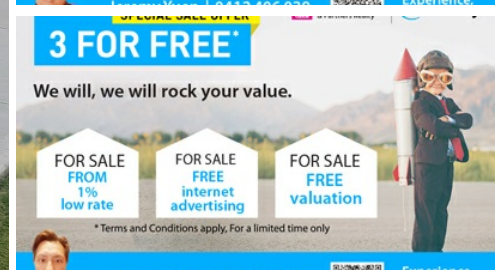
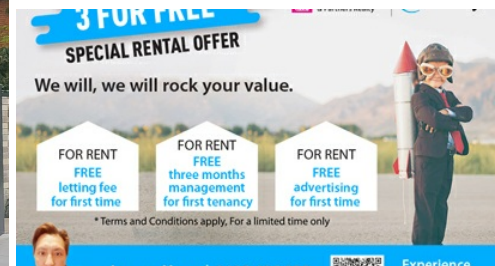


7/15-19 CLARENCE STREET, BURWOOD, NSW, 2134



**SOLD**

## SOLD BEYOND OWNER EXPECTATION ANOTHER ONE PLEASE JEREMY 0412406039

Presenting the brand new IQ smart building

Moments away from peaceful green spaces like Woodstock Park and the exciting new food precinct to a diverse restaurant scene and Westfield Shopping Centre. It is where the past, present and future coil to afford a lifestyle that is full of possibilities.

Experience the efficiencies of a Smart Home in common area and start living the way of the future today  
Enrich your life, enjoy more convenience and have greater peace of mind thanks to a myriad of cutting-edge technology all at your fingertips.

You will love:

- Grand garden home with enriched courtyard and flourishing gardens to explore
- Immerse yourself in the outdoors with water features and BBQ area and gym
- Free standing on two sides with cross ventilation accompanying by Samsung ducted air con
- Open styled lounge and dining with louvres privacy
- Elegantly crafted kitchens with seamless joinery, modern fittings, and Smeg appliances
- Four oversized double bedrooms with built in wardrobes
- Stone bathroom with Parisi tapware with designer finishes
- Fully enclosed and separated laundry
- Two car spaces and storage on title
- Luxuriously appointed and complete with Biometric Security

Internal 157 sq. m approx.  
Parking 33 sq. m approx.  
Total area 190 sq. m approx.

Council \$466 per quarter  
Water \$167 per quarter  
Strata \$1712 per quarter

This is a must-see property for astute investors, professionals, and first home buyers

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$1,678,888

**OPEN FOR INSPECTION:**  
N/A



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NOT IN CORRECT POSITION

NOT IN CORRECT POSITION

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.