# 402/11-13 HERCULES STREET, ASHFIELD, NSW, 2131

Hills Estate Group













# SOLD

## SOLD BY THOMAS CHOY - LEADING AGENT FOR OVER 28 YEARS

Set within one of Ashfield's most convenient and vibrant pockets, this elevated apartment combines lifestyle and location in perfect harmony. Ideal for first home buyers, young professionals, or savvy investors, the residence offers a spacious layout, modern finishes, and captivating panoramic views—all just moments from shops, cafés, schools, and public transport. A rare opportunity to enjoy inner west living with comfort, convenience, and long-term growth potential.

Key Features:

* Entertainers' balcony with sweeping, uninterrupted district views
* Oversized bedroom with built-in robe and balcony access
* Modern Caesar stone kitchen with gas cooking and quality appliances
* Split-system air conditioning for year-round comfort
* Internal laundry with dryer included
* Secure basement parking plus separate storage cage
* Video intercom, lift access, and CCTV in a secure building
* Walk to Ashfield train station, eateries, grocers, and local schools
* Just 15 minutes by train or 10km drive to Sydney's CBD

**Disclaimer** All information contained herein is gathered from sources we believe to be reliable. The agent cannot guarantee its accuracy and does not accept responsibility for such. Interested parties are urged to rely on their own enquiries.

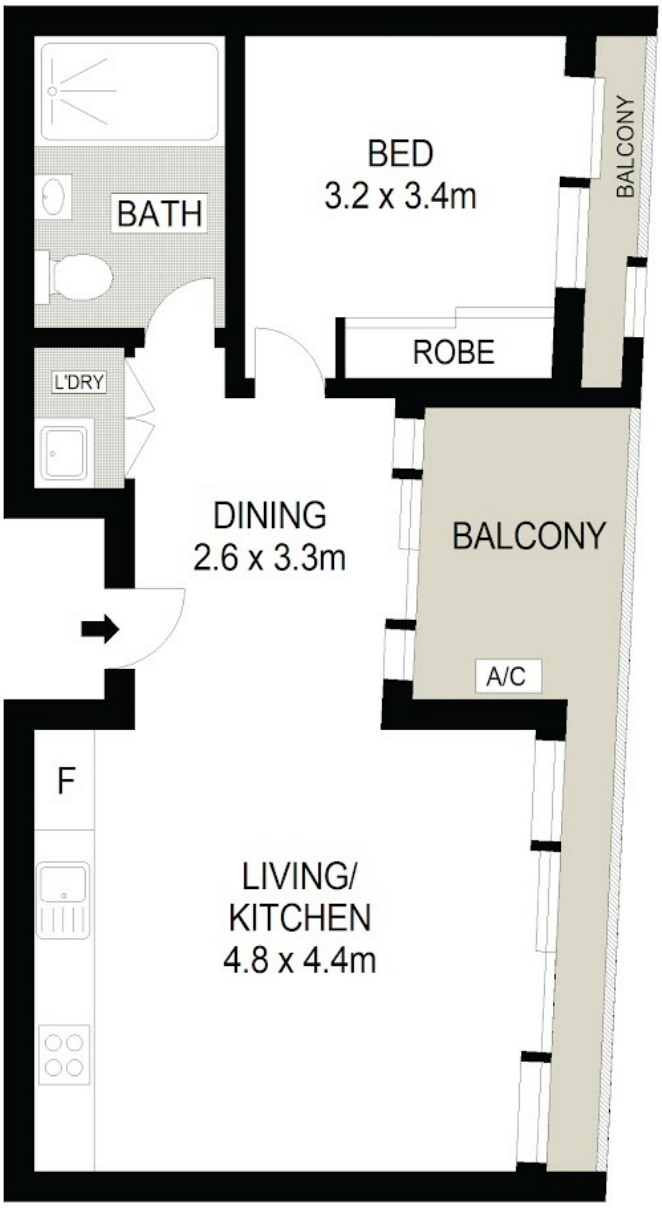
## 1 BED | 1 BATH | 1 CAR

PRICE:
$625,000

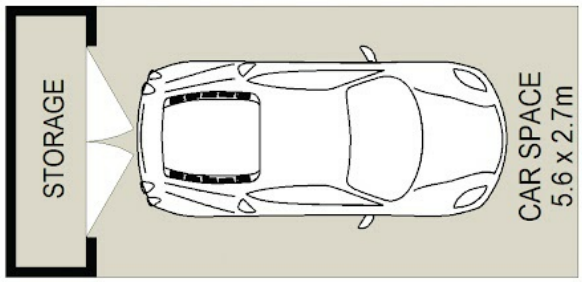
OPEN FOR INSPECTION:
N/A



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LEVEL 4




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.

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Ashfield

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