

106/1 Sterling Circuit, Camperdown, NSW 2050

Apartment For Sale

Thursday, 21 March 2024

106/1 Sterling Circuit, Camperdown, NSW 2050

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 217 m2

Type: Apartment



Harris Partners Real Estate

0298182133

Contact Agent

A relaxing garden sanctuary in the award-winning City Quarter precinct, this ground-level residence offers flexibility. Whilst this generous layout can be divided, with a stunning one-bedroom residence on one side and a fully self-contained studio on the other, this unique designer apartment truly comes into its element as a spacious & private sanctuary. Accommodation: Fresh, light and exceptionally stylish, the main apartment comprises a generous open living/dining space, study area with built in storage, Smeg gas kitchen and a vast courtyard fringed by lush leafy gardens. The studio has its own gallery-style gas kitchen, a large ensuite, and access to a private outdoor area. Both parts of the property feature oversized bedrooms with built-in wardrobes, a private leafy aspect, and access to a concealed laundry at the front of the layout. Features: - Ducted air conditioning provides year-round comfort - Lift level access to a secure car space - Separate lock-up storage - Complex features both indoor and outdoor swimming pools and two gyms - Rental potential \$1400 per week. The CBD is less than three kilometres away and The University of Sydney plus Royal Prince Alfred Hospital are close by. Unit - 217sqm (including terrace) Parking - 16sqm Total - 233sqm Strata Fees: \$2,227 per quarter (approx.) Council Rates: \$242 per quarter (approx.) Water Rates: \$152 per quarter (approx.) <https://www.eyeon.com.au/strata-inspection-report/Camperdown/2050/NSW/1061-Sterling-Circuit/38016/32348>