

106a/34-38 McEvoy Street, Waterloo, NSW 2017

CENTURY 21

Unit For Sale

Monday, 16 October 2023

106a/34-38 McEvoy Street, Waterloo, NSW 2017

Bedrooms: 1

Bathrooms: 1

Type: Unit



Aaron Vlachos
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Contact Agent

Innovative apartment living in a rapidly changing industrial south on the city fringe designed by award winning architects Fox Johnston. Outstanding design finish and external façade engineering results in a visually satisfying appearance complimented by landscaped grounds and a central garden with open atrium for plentiful air and sunshine. Contemporary finishes throughout with an exceptional floor plan is what this exquisite apartment delivers. Bathed in plenty of natural sunlight from the north and a comfortable 1st floor position with all the modern luxuries. Features include: Open plan kitchen and living, Living room with floor to ceiling glass sliding doors open to a north facing balcony, Reverse cycle ducted air conditioning, Kitchen with stone benches, gas cook top and integrated dishwasher, High ceilings with LED downlights, Double bedroom with built in robes, Stylish bathroom, enclosed laundry, 4m storage cage (on title) in basement, Security building with elevator access to your front door. Excellent rental returns, potential rent of \$720 to \$750 per week, (5% return on investment). Location: Conveniently set opposite Waterloo Oval and skate park. Moments from the cosmopolitan lifestyle of local cafes and restaurants. A short stroll to Greensquare train station with connections to the airport and city circle. Within walking distance to East Village shopping centre, Redfern cafes and various local supermarkets. Approximate Outgoings Per Quarter: Council \$295.30 Water \$190.72 Strata \$640.10 (Strata Breakdown: Admin is \$495.00 and Capital Works Fund is \$145.10)