

11/45 Trafalgar Street, Annandale, NSW 2038

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Apartment For Sale

Thursday, 16 November 2023

11/45 Trafalgar Street, Annandale, NSW 2038

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



Diana Vescio



James Burke
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Auction Guide | \$650,000

This apartment in the iconic Beale Piano Factory warehouse conversion offers a comfortable and well-appointed living space with only one common wall. Features:

- Combined living and dining area with a ceiling fan and private leafy views, only 1 common wall
- An open-plan Smeg gas kitchen with granite benches, and ample cupboard space
- A spacious, sunlit double bedroom with a ceiling fan and mirrored robe
- A modern bathroom, internal laundry facilities, and storage cupboards
- Comes with a single security car space, intercom system, approved air conditioning unit, and lift access
- The complex offers resort-style facilities including an outdoor pool, tennis court, and gymnasium
- Gas utility is included in the strata fees (hot water and gas cooking)
- Located just steps away from Annandale's shops, pubs, eateries, and CBD transport

Unit Size: 66 sqm total incl parking
Water Rates: \$180 pq
Council Rates: \$355 pq
Strata Rates: \$1559 pq (incl hot water & gas)
Potential Rental: \$560-\$590 pw
Figures are approximate only.