

**117/88 Dowling Street, Woolloomooloo, NSW 2011**



**Studio For Sale**

Tuesday, 17 October 2023

117/88 Dowling Street, Woolloomooloo, NSW 2011

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Studio**



Nuri Shik

0293319600

## Contact Agent

A harbourside city pad or investment of open-plan design and one-bedroom proportions, this 52sqm apartment offers space, convenience and superb walkability just footsteps to Woolloomooloo Bay foreshore and a short stroll across The Domain parklands to the city. A tranquil haven with 3m high ceiling and a delightful outlook to classic terrace houses and St Columbkille's Church, the interiors feature open-plan living and sleeping zones, kitchen, bathroom and ducted air-con. In a strong demand rental area close to Garden Island Navy Base and the CBD, the apartment is at the quiet rear of Level 1 in the Woolloomooloo Waters security building with owner occupiers, serviced apartments and short or long term rentals. Impressive with its spacious lobby, stylish common areas and two passenger lifts, the building is situated 100m to Finger Wharf's waterfront restaurants, 850m to Boy Charlton Pool, 550m to Royal Botanic Gardens and 500m to Potts Point's café/dining scene. Features- 52sqm layout with soaring 3m high ceiling - Oversized windows with delightful outlook- Open-plan living/dining adjacent to kitchen - Kitchen with s/steel 4-burner electric cooktop- Sleeping zone with mirrored built-in wardrobe- Bathroom with bath/shower & black tapware- Ducted air-con, quiet rear setting on Level 1- Strata-title security building of 106 apartments- Stylish common areas and 2 passenger lifts- Exceptionally convenient city fringe location- Strong demand rental area near Navy Base- Footsteps to harbourside dining, cafes, buses- Stroll to Botanic Gardens & Boy Charlton Pool - Walk to Potts Point, Art Gallery of NSW & city