

**12/39 Milray Avenue, Wollstonecraft, NSW 2065**

**Raine&Horne.**

**Sold Apartment**

Monday, 14 August 2023

12/39 Milray Avenue, Wollstonecraft, NSW 2065

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lorinda Mansfield

0299082722

**\$1,225,000**

Located at the rear of a quality and tightly-held building, this top floor 2-bedroom security apartment is a rare offering. The home is just steps to Wollstonecraft Train Station, local cafe and corner store, and a short walk to Greenwich Public School, Greenwich Village shops, and nature walks, including Gore Cove and Berry Island Reserve. Vibrant Crows Nest Village, with an abundance of supermarkets, trendy cafes and buzzing restaurants, is within easy reach. • Bright and spacious open plan living space flowing onto an east facing balcony • Airy east/west aspect with expansive district views across the suburb and beyond • Modern kitchen with electric cooking, stone bench tops, ample storage and dishwasher • Spacious bedrooms, both with built-in robes, and reverse cycle air conditioning to primary bedroom • Spotless original bathroom with separate shower and bath • New paint work, polished floorboards to living, and carpet to both bedrooms • Reverse cycle air conditioning/heating in living room • Internal laundry room, new hot water cylinder • Large 26m<sup>2</sup> lock-up garage • Quiet and tightly-held security building, with generous and well maintained common gardens and spacious lawns • Currently leased to beautiful tenants until April 2024  
Strata Levies \$918.25 p.q. Council Rates \$295.00 p.q. Water Rates \$158.45 p.q. Contact Lorinda Mansfield 0438 665 774