

**1209/161 Clarence Street, Sydney, NSW 2000**



**Apartment For Sale**

Friday, 19 January 2024

1209/161 Clarence Street, Sydney, NSW 2000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 65 m2**

**Type: Apartment**



Michael Lowdon  
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**Guide Range: \$1.05 - \$1.085 million**

I am delighted to offer this this superb one-bedroom apartment positioned on level twelve within this highly prized modern inner-city development. Two features really stand out; the first is presentation, it is offered in immaculate order throughout. The second is the intelligent design which not only utilises the 65 square metre floor plan but proportionally it works perfectly. It's an incredibly functional space, the main room offers living plenty of space for living and dining, an open plan kitchen with Miele appliances and gas cooktop. The floor to ceiling windows allow a lot of natural light and access on to a useable private balcony. The master bedroom comes with built-ins, there is a bathroom and a proper separate study, big enough to use as an emergency second bedroom when needed. Personally, I love the exterior of the building, it's a great looking building which is what you would expect from the award-winning architects Koichi Takada. The brick arched façade is reminiscent of something between old fashioned warehouse and cathedral which will be admired long into the future. The building boasts some exceptional communal facilities including a heated pool, gym and roof top terrace with barbecue facilities not to mention city vistas. There is on site concierge, a lovely entrance foyer with three lifts plus the building is pet friendly. The location of Arc offers brilliant connectivity, according to Google Maps it is just 350 metres to Wynyard Train Station and bus interchange, 450 metres to Townhall Train Station, 500 metres to Darling Harbour Ferry terminal. Being positioned in the heart of the city is moments to King Street being Sydney's premier luxury retailers, it's just 250 metres from the GPO at Martin Place and 450 metres to Westfield Sydney.