

**18/18 Woolcott Street, Waverton, NSW 2060**

STONE

**Apartment For Sale**

Thursday, 15 February 2024

18/18 Woolcott Street, Waverton, NSW 2060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Hill

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Ruby Johnson

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## Auction - Contact Agent

FIRST OPEN FOR INSPECTION SATURDAY 17 FEB 11:00 - 11:45AM Hushed away in a dress circle harbourside setting adjacent tranquil parkland leading to Balls Head Reserve, this impressive first floor security apartment promises a lifestyle of comfort, tranquillity and convenience. Wonderfully spacious and modern with a sizable balcony revealing leaf-filtered views of the Barangaroo skyline, it is literally footsteps to harbourside walking trails and a three minute stroll to Waverton Village and rail. Features:

- An idyllic retreat for executives or downsizers or prime investment opportunity
- Wide sweeping living space with defined dining area and air conditioning
- Easy flow to a large covered balcony with outlooks over parkland to Barangaroo
- CaesarStone kitchen with dishwasher, modern bathroom with laundry facility
- Double bedrooms with mirrored built-ins, main reveals park and city-scape views
- Immaculate full brick building set amid beautifully manicured lawn and gardens
- Footsteps to the Balls Head/Lavender Bay walk and harbourside Waverton Park
- 200m to Waterview Café, 350m to general store and eateries at Waverton Village
- Less than a 10 minute walk to Blues Point Road eateries and North Sydney CBD
- Covered car space, rear setting in 'Windsor Gardens', one flight of access stairs

Approximate Outgoings: Strata: \$1,300pq Water: \$171pq Council: \$310pq

Approximate Sizes: Unit including balcony 74.3sqm + exclusive use covered car space

Disclaimer: All information contained herein is gathered from third party sources we deem to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Images used may be previous versions and are not necessarily current representations. Figures and details are subject to change.