

2/4 Milner Crescent, Wollstonecraft, NSW 2065



Apartment For Sale

Friday, 2 February 2024

2/4 Milner Crescent, Wollstonecraft, NSW 2065

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Natalie Pavlova

0413416381

Guide \$1,450,000 | Contact Agent

Exceptionally convenient this ground floor 3 superb bedroom apartment provides an excellent lower north shore location. It offers a spacious lounge and dining area which opens to a private balcony. 3 light-filled spacious bedrooms. Kitchen with marble bench tops and Smeg appliances, stainless steel range hood and dishwasher. The dry-bar is perfect for entertaining guests. 2 bathrooms, main with full bath and shower.. Auto lock up garage with a storage is on title. 5 minutes walk to Wollstonecraft station, 15 minutes on the train to City or Chatswood. On the edge of New Metro and Crows Nest Shopping Centre with easy access to all nearby amenities. Step out the front door and it's just a short stroll to vibrant cafes, restaurants and shopping. Features include reverse cycle air-conditioning, timber flooring, plantation shutters, double glazed window, built-ins, private internal laundry. Rare opportunity to keen buyers in this convenient location, yet still minutes from all this area has to offer. Perfect investment generating strong returns. Council rate: \$311 per quarter (approx.) Water rate: \$172 per quarter (approx.) Strata levies: \$1671 per quarter (approx.) 138.4 sqm total area on title

Property Features:- Main entrance welcoming you to a full brick block of 9 units with landscaped gardens and lawns- This ground floor apartment presents a functional floorplan with easy flow interiors- A spacious light-filled living and dining area leads to a private balcony- Kitchen with Smeg gas cook top and oven, stainless steel range hood and dishwasher- Marble stone benchtop in the kitchen; dry bar is perfect for entertaining guests - 3 bedrooms, 2 bathrooms, main with full bath & shower, bedrooms with built-in- Plantation shutters for a balcony and dining area; double glazed window in some rooms. Stunning timber floors. Private internal laundry - Single lock up car garage with automatic door and storage.- 5 min walk to Wollstonecraft railway station. Close to prestigious schools, shops and Smoothery Park

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