

**2/5-7 Rocklands Road, Wollstonecraft, NSW 2065**



**Unit For Sale**

Thursday, 29 February 2024

2/5-7 Rocklands Road, Wollstonecraft, NSW 2065

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Stuart Howard  
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## Price Guide \$745,000

Auction Location: On-Site Boasting an impeccably renovated kitchen and bathroom, this apartment is the perfect blend of classic charm and modern flair. Elegant parquet floors are set against stylish plantation shutters while the entrance hall gives the apartment a rare house-like feel. The roomy living/dining space is serviced by the fully updated kitchen with stone bench tops and stainless steel Bosch appliances, including a dishwasher. Positioned on the first floor, the balcony basks in northerly sunshine while enjoying a lovely leafy streetscape. Step out for your morning coffee or evening cocktail and gaze at the gorgeous Crepe Myrtle tree, which changes colour depending on the season. The generous bedroom features a built-in robe while the light-filled bathroom sparkles thanks to its no-expense-spared refurbishment. The apartment comes complete with internal laundry facilities and a deep garage with enough room for an SUV and storage. Divinely tranquil, it's a two-minute stroll to exquisite Brennan Park and a five-minute stroll to Wollstonecraft rail, café and shop. Walk seven minutes south to Waverton train station and you'll be whisked into the CBD within three stops. Walk seven minutes north and you'll enjoy the foodie hub of Crows Nest with its many cafes, restaurants and nightspots. It's also within a ten minute walk to harbour foreshore reserves and some of the best NYE vantage points.

- Entrance hallway, parquet floors and plantation shutters
- Generous living/dining room and a fully renovated kitchen
- Stone kitchen, stainless steel Bosch appliances, dishwasher
- Generous bedroom with built-in robe and sizeable balcony
- Light-filled fully tiled bathroom, stone vanity, frameless glass
- Internal laundry facilities, deep garage, room for storage
- Quiet street, nice neighbours, ready to move into/rent out
- Local attractions include Coal Loader and Grumpy Baker

Aspect: North Unit: 47 sqm (Incl. balcony) Parking: 17 sqm Total: 64 sqm Strata: \$918.00/qtr Council: \$306.25/qtr Water: \$171.41/qtr Text the keyword 257ROC to 0416 907 779 to receive more information on this property or call Stuart Howard on 0425 325 143 to book a private inspection.