

**204/478 Wattle Street, Ultimo, NSW 2007**



**Apartment For Sale**

Thursday, 9 May 2024

204/478 Wattle Street, Ultimo, NSW 2007

**Bathrooms: 1**

**Area: 51 m2**

**Type: Apartment**



Ke LING  
0420306567



Joe Wang  
0299664433

## Just Listed / Contact Agent

Located within short stroll to the Sydney CBD and the Broadway Shopping centre, this modern suite enjoys a low-upkeep floorplan, generous north east facing balcony and the quality floor boards throughout, including a fully equipped kitchen and the sleek bathroom. Positioned for ultimate convenience, steps to the CBD and universities with cafes at your door, it's also a city home of impressive peace and privacy. Astute investor will not miss this opportunity. Outgoings :Water rates: \$178 p/q approx.Council rates: \$295 p/q approx.Strata levies: \$740 p/q approx.What matters to you :- Ideal first home, or investment with great return;- 51 sqm on title with Smart floorplan, no waste of space;- Ttimber flooring throughout the internal;- Spacious open living & dining area connecting to the sun-filled balcony;- Clean electric energy cooking, dishwasher & stone bench;- Contemporary bathroom with modern fittings;- Internal laundry;- Security building, Intercom & lift access;- Separate locked up storage cage located in the basement;Disclaimer : While all care has been taken in compiling information regarding properties marketed for sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their investigation to validate the information provided.