

# 3/22 Rocklands Road, Wollstonecraft, NSW 2065

STONE

## Apartment For Sale

Thursday, 9 May 2024

3/22 Rocklands Road, Wollstonecraft, NSW 2065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type: Apartment



David Hill  
0294393488



Ruby Johnson  
0432869227

## Auction - Contact Agent

FIRST INSPECTION SATURDAY 11 MAY 1:15 - 1:45PM Retreat to the peaceful confines of this impressive apartment and revel in a lifestyle of peace, tranquillity and convenience. Refreshingly spacious, comfortably modern and extending to a private covered balcony screened by lush tropical gardens, its sublime setting is only a short stroll to Brennan Park, Crows Nest's eateries and a choice of railway stations. Features:

- A private sanctuary in a whisper-quiet setting with leafy outlooks at every turn
- Oversized living space and large separate dining area enjoy leafy outlooks
- Easy flow to a private covered balcony looking out to a leafy sea of green
- Modernised kitchen with dishwasher plus a stylish modern full bathroom
- Spacious bedrooms with built-in wardrobes and leafy outlooks, high ceilings
- Set towards the rear of 'Rocklands Court', minimal access stairs, 106.5sqm on title
- Beautifully landscaped tropical and floral common gardens and north rear lawn
- 300m to Brennan Park or Mater Hospital, 450m to buses on Pacific Highway
- 650m to Crows Nest's eateries, short stroll to rail at Waverton or Wollstonecraft
- Covered car space, private lock-up laundry with storage space on title

Approximate Outgoings: Strata: \$1,125pq Water: \$171pq Council: \$308pq

Approximate Sizes: Unit including balcony 87.8sqm + parking 13.4sqm + storage 5.3sqm = Total 106.5sqm on title

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