

**3/81-83 Samuel Street, Tempe, NSW 2044**

**WOLF**

**Apartment For Sale**

Tuesday, 2 April 2024

3/81-83 Samuel Street, Tempe, NSW 2044

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 55 m2**

**Type: Apartment**



Nathan Antunes  
0410592903



Mitchell Koczka  
0414185377

## Get Ready : Contact Agent

The Feel: Nestled on a quiet street in the prime Inner West, this luminous apartment enjoys a prime location within a beautifully kept complex comprising just eight residences, offering both tranquility and convenience. The Finish:-  
Expansive open-plan living and dining area with timber flooring- Two bedrooms with built-in wardrobes- Second bedroom presents an ideal space for a home office- Sunlit open kitchen and a separate internal laundry room with ample storage- Outdoor communal entertainment deck, perfect for hosting barbecues with friends and loved ones- Robust strata finances, supported by a well-funded capital works fund- Conveniently situated near Sydenham train and metro stations, with a short stroll to the station and a mere 10-minute commute to Town Hall.- Nearby Princes Highway offers a range of bus services for additional transportation options. Additionally, this residence boasts proximity to the recently renovated Sydenham Metro train station, along with an abundance of local amenities such as cafes, restaurants, shops, fitness centres and a large Woolworths at Wollie Creek. Residents can also enjoy ample green spaces at Sydney Park, Steel Park, and the Cooks River parklands. The property is conveniently located near the newly established Marrickville Metro shopping and dining precinct, as well as the vibrant entertainment hub of Newtown. Whether you're seeking a first home or a savvy investment opportunity, this apartment offers both comfort and potential for its fortunate new owner! Approximate Outgoings: Strata: \$745 p/q Council: \$321 p/q Water: \$166 p/q Please contact Nathan on 0410 592 903 for more information. Look forward to meeting you at our open for inspection.