

**306/35 Arncliffe street, Wollli Creek, NSW 2205**



## Apartment For Sale

Wednesday, 8 May 2024

306/35 Arncliffe street, Wollli Creek, NSW 2205

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ken Xue

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## Just Listed!

Located in Building B of the award winning 'PROXIMITY' development, this spacious two bedroom apartment offers modern living and a convenient lifestyle. Positioned on level 3, it features an open plan living and dining area, spacious modern kitchen, two bedrooms, main with ensuite. The undercover balcony enjoys North Eastern aspect, with plenty of light flowing through the apartment. The complex is stone throw from Woolworths, ALDI, shops, cafes, restaurants, and Wolli Creek train station. Residents can enjoy the resort-like lifestyle, with access to the complex lap pool, gym, BBQ facilities, manicured gardens and on-site building manager. Features include:- Total 108sqm, 85sqm excluding car spaces- Two large bedrooms with built-in robes- Main bedroom with ensuite and private balcony access.- Sun-filled open plan living and dining area- Contemporary kitchen with stainless steel- Modern tiled bathrooms- Internal Laundry- Split system Air conditioning in the bedroom and living area- Secure allocated car space Water rates: \$171 p/q approx. Council rates: \$377 p/q approx. Strata levies: \$1,664 p/q approx.