

**307/52 Alice Street, Newtown, NSW 2042**



**Apartment For Sale**

Friday, 17 May 2024

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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 114 m2**

**Type: Apartment**



John (Junjie) Zhu

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## Just Listed!!!

Step into the epitome of contemporary living in the heart of Newtown's vibrant community with this exceptional two-bedroom apartment in the esteemed "Industri" complex. Designed by the acclaimed architect SJB, every detail exudes sophistication and style, setting a new standard for urban luxury. Surrounded by an abundance of culinary delights, entertainment options, and cultural hotspots, this residence offers unparalleled convenience and lifestyle appeal. Whether you're seeking a chic urban retreat or a lucrative investment opportunity, this property promises to exceed expectations. With Newtown/St Peters stations, bus stops, and Marrickville Metro within easy reach, seamless connectivity is assured, ensuring you're never far from the action. Don't miss out on the chance to experience the ultimate in inner-city living in this exclusive Newtown enclave.

**Apartment Features:**

- Modern open living & dining area flows seamlessly to a large sun-drenched entertainer alfresco balcony.
- Two spacious bedrooms, both with built-in wardrobes, master with deluxe ensuite. Both bedrooms come with exclusive access to separate own balcony with tranquil communal garden facing.
- Exquisite designer kitchen with Caesarstone benchtops, integrated European appliances, and ample pantry space.
- Two sleek modern bathrooms finished with contemporary finishes.
- Large study area which is perfect for work from home.
- Ducted air-conditioning
- Timber floor throughout lounge & dining while both bedrooms with carpet
- Internal laundry with dryer.
- NBN available
- One car space plus one lockup storage cage

**Total Size: 114 SQM, Living area: 94 SQM, Parking: 18 SQM, Storage: 2 SQM**

**Outgoings:**

- Water: \$180.00 Quarterly approx.
- Strata: \$1,552.10 (Admin \$1,403.40 + Sink \$148.70) Quarterly approx.
- Council: \$ 353.00 Quarterly approx.

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