

# 311/7 METTERS STREET, Erskineville, NSW 2043



## Apartment For Sale

Wednesday, 12 June 2024

311/7 METTERS STREET, Erskineville, NSW 2043

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## YOUR NEW PLACE AWAIT, MUST SELL

Setting a benchmark for design with a globally informed aesthetic, Casa Residences by celebrated architects Bates Smart offers the ultimate in high-end luxury crafted for the most discerning tastes. A superb location, mere moments from lush parklands and Sydney's esteemed universities, offering a harmonious blend of urban living and natural surroundings. Conveniently, Erskineville Station is just a 10-minute commute to the CBD, emphasising the exceptional connectivity of this location. The perfect layout of the unit seamlessly integrates combined living and dining spaces extending to a balcony that enhances the overall sense of openness. The stone kitchen, complete with an island bench/breakfast bar and gas cooking, features high-quality appliances. Within, discover a generously sized bedroom adorned with built-in wardrobes, complemented by a sleek bathroom boasting impeccable finishes. Practical conveniences include an internal laundry with a dryer and air conditioning, ensuring comfort throughout the seasons. Sugarcube Apartments embody contemporary urban living, within safe surroundings offering not just a residence but a lifestyle defined by sophistication and convenience. All residents can also enjoy a communal BBQ area, enhancing the social aspects of this exceptional living space. Come home to a luxurious sanctuary away from the hustle and bustle but reassuringly close to the action with a cafe at the end of the street and just 700m to Sydney Park and an easy 4km trip into the city. - Casa Residences, luxury living inspired by old-world glamour - Stylish living and dining, herringbone French Oak flooring - Floor to ceiling glass, deep all-weather entertainer's terrace - Italian stone kitchen, Smeg gas cooker, V-groove joinery - Luxurious Parisi-appointed bathrooms with marble vanities - Internal laundry, linen press, ducted air conditioning - Access to landscaped rooftop garden, bbq terrace and cityscape views - Surrounded by pocket parks, 600m walk to Erskineville village - 700m to Sydney Park, close to Newtown, Sydney Uni and RPAH and transport

Approx Quarterly Fees: Strata \$810 Water \$180 Council \$295 Total on title 59 m<sup>2</sup> Apartment: 57 m<sup>2</sup> Storage cage: 2 m<sup>2</sup> - Strata levies: Approx \$910 per quarter - Water rates per quarter: Approx \$197.11 - Council rates per quarter: Approx \$295.10