

**35/78 Alexander Street, Crows Nest, NSW 2065**

STONE

**Sold Studio**

Friday, 12 April 2024

35/78 Alexander Street, Crows Nest, NSW 2065

**Bathrooms: 1**

**Type: Studio**



David Hill

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Ruby Johnson

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**\$465,000**

North facing studio in the heart of Crows Nest Stylish and convenient studio apartment on the second floor of a well maintained security block with lift access. Open, light, and private overlooking the quiet center courtyard, galley style kitchen with gas cooking. Large common rooftop area with views, perfect for celebrations. Located in the heart of Crows Nest with easy access to cafes, schools, shops and transport to City CBD, North Sydney, Chatswood, Royal North Shore Hospital via bus and the new Crows Nest Metro coming mid-2024. Whether you're an investor seeking a prime rental opportunity or a first-time buyer looking for a stylish urban retreat, this property offers the perfect blend of convenience, comfort, and style in one of Crows Nest's most sought-after locations.

Features:- Well maintained security block of 58- Lift in building- Good kitchen with gas cooking- Well maintained bathroom- Internal laundry- Common rooftop area with views to Chatswood- 5 minutes walk to new Crows Nest Metro coming mid-2024. • 4 minutes to Chatswood Station • 5 minutes to Barangaroo Station • 7 minutes to Martin Place Station

Approximate Outgoings: Strata: \$1,058ppq Water: \$178ppq Council: \$302ppq

Approximate Sizes: 32sqm on title

Investors Note: Approximate market rent \$400 per week.

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