

4/14 Gillies Street, Wollstonecraft, NSW 2065

STONE

Apartment For Sale

Saturday, 18 November 2023

4/14 Gillies Street, Wollstonecraft, NSW 2065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



David Hill

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Erika Callanan

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Auction Guide \$1,125,000

OPEN FOR INSPECTION WEDNESDAY 11:15 - 11:45AM & SATURDAY 10:00 - 10:45AM Heaven for entertainers, downsizers or young families, this impressive apartment is embraced by two outdoor areas on title. Remarkably bright and spacious, immaculately presented and offering scope to modernise and further enhance, its peaceful leafy setting is a short stroll to Crows Nest's cosmopolitan dining scene, the new metro train station and rail at Wollstonecraft. Features:

- Wide sweeping living room with separate dining area and space for a study
- Glass sliders open to a covered northeast terrace screened by gardens extending to a sizeable courtyard
- Tidy kitchen with dishwasher and spotless full bathroom offers scope to update, separate internal laundry
- Large bedrooms with built-ins, main has a ceiling fan
- Entrance hall separates the living areas from the bedrooms, with ample storage
- Video intercom, high ceilings, engineered timber flooring and freshly painted
- Set in 'Kumana', a full brick security building of 12 set amid landscaped gardens
- Covers 144sqm including 37sqm of outdoor space on title, one set of access stairs
- Lock-up garage with handy access via Rocklands Lane, three visitor car spaces
- Five minute stroll to Crow's Nests hub, seven minutes wander to the new metro
- Less than a 10 minute walk to Wollstonecraft Station and the North Sydney CBD

Approximate Outgoings: Strata: \$1,753pq Water: \$173pq Council: \$310pq

Approximate Sizes: Unit interior 90sqm + courtyard 37sqm + lock-up garage 17sqm = Total 144sqm on title

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