

# 4/49 Shirley Road, Wollstonecraft, NSW, 2065

## Sold Apartment

Thursday, 13 April 2023

4/49 Shirley Road, Wollstonecraft, NSW, 2065

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Hill



Hugh Macfarlan

## **SOLD AT AUCTION - CALL DAVID HILL 0411 491 122**

Two-bedroom apartment in prime position with huge potential

An exceptional opportunity to revitalise and personalise this charming apartment to create your own stylish abode. Peacefully nestled at the rear of a low-rise block of 18 apartments, this delightful residence presents in authentic, original condition and features high ceilings and elegant period details.

This bright, airy apartment has an east-west aspect that ensures abundant natural light throughout the day as well as ample cross-ventilation. The good-sized living and dining area flows through floor-to-ceiling glass doors onto a covered balcony offering filtered city skyline views.

There are two generous bedrooms, main with full-length, floor-to-ceiling built-in wardrobe and oversized triple-panel windows. The bright kitchen features electric appliances and the tidy bathroom has a separate bath and shower.

Centrally located in a beautiful tree-lined street, the apartment offers immediate access to every convenience. Wollstonecraft Station lies an easy stroll away, and a short walk brings you to Crows Nest's vibrant village life.

The potential of this apartment is sure to impress the first homebuyer, the downsizer and the astute investor alike. A stunning transformation awaits!

### Features

- Whisper quiet location at the rear of the block with one common wall
- Two light-filled bedrooms, main with large built-in wardrobe and oversized windows
- Street level access to desirable elevated ground floor position
- Well-appointed bathroom featuring separate bath and shower
- Large grounds with lush greenery
- Conveniently located, easily accessible car space
- Internal laundry, security block
- Short stroll to Wollstonecraft Station, easy access to Crows Nest village

### Approximate Outgoings:

Strata: \$1562pq

Water: \$160pq

Council: \$294pq

Disclaimer: All information contained herein is gathered from third party sources we deem to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Images used may be previous versions and are not necessarily current representations. Figures and details are subject to change.