

**40/1 -19 Allen Street, Pyrmont, NSW 2009**

**R&W**

**Apartment For Sale**

Thursday, 21 March 2024

40/1 -19 Allen Street, Pyrmont, NSW 2009

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Apartment**



Nick Countouris  
0414947760

## Price Guide - \$725,000

Welcome to this charming courtyard apartment, a peaceful haven tucked away from the hustle and bustle of city life. Featuring a rare lock-up garage, it provides added security and convenience, a coveted feature in inner-city living. The oversized balcony and separate courtyard create a sense of space and tranquillity, allowing residents to enjoy outdoor living on the city fringe! Highlights of this property include: Entry-level pad with plenty of bonuses - Ideal for first-time buyers or those seeking a compact yet feature-rich living space. Convenience and lifestyle - Situated in a prime location, offering easy access to the CBD and a plethora of amenities for a comfortable lifestyle. Courtyard home feel, oversized balcony - Enjoy the best of both worlds with a cozy courtyard vibe and the spaciousness of an oversized balcony, perfect for relaxation or entertaining guests. Master bed opening up to the courtyard garden - The layout maximizes space and connects the indoors with the outdoors, creating a seamless living experience. Mirror built-in robes, open kitchen - Thoughtfully designed interiors with practical features such as built-in wardrobes and an open kitchen layout for modern living. Secure complex and leafy garden outlook - Peace of mind is ensured with a secure complex, while the leafy garden outlook provides a serene ambiance. Rare lock-up garage in the inner city - A highly sought-after feature, offering secure parking and added convenience for residents. Walking distance to various hotspots - Enjoy the convenience of being within walking distance to the CBD, Darling Harbour, The Fish Markets, and The Star. This property also presents an investment opportunity for landlords looking to generate rental income and potentially capitalize on future property appreciation. Overall, this property combines the best of urban living with the comforts of home, making it an attractive option for those seeking a convenient and enjoyable lifestyle in the heart of the city. Strata - \$1286 p/q Council - \$308 p/q Water - \$178 p/q