

**40/331 Miller Street, Cammeray, NSW 2062**



**Sold Apartment**

Saturday, 9 March 2024

40/331 Miller Street, Cammeray, NSW 2062

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

Carefully crafted to embrace a seamless indoor-outdoor lifestyle, this generously sized apartment epitomizes low maintenance living. Flooded with natural light, it boasts a chic contemporary design with premium fittings ensuring optimal comfort. Situated on the first floor of the modern 'Modus' complex, it serves as an exceptional first home or lucrative investment, conveniently located just a short stroll from Cammeray village, North Sydney cafes, and with express bus services practically at its doorstep. Well-designed layout featuring an open-plan living and dining area. Stylish kitchen with stone countertops, equipped with Smeg appliances, and ducted air conditioning. Spacious balcony with direct access from the master bedroom. Mirrored built-in robes, modern bathroom with contemporary finishes. Internal laundry facilities, lift access, secure car space and storage cage. Ample visitor parking, pet-friendly building. Stroll to North Sydney Oval, Anzac Park and an off-leash dog park. Stroll to Cammeray and Crows Nest villages for shops, supermarkets and eateries. Council Rates: \$304 per quarter. Water Rates: \$172 per quarter. Strata Levies: \$999 per quarter.