

**403/144-152 Mallet Street, Camperdown, NSW  
2050**



**Studio For Sale**

Friday, 26 January 2024

403/144-152 Mallet Street, Camperdown, NSW 2050

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 35 m2**

**Type: Studio**



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## Buyers Guide \$375,000

Wide open views over the heritage rooftops bring an uplifting sense of light and space to this freshly schemed studio in a dynamic city fringe location just up from Camperdown Park. Set high in the fully upgraded Camperdown Central building, the fourth-floor apartment offers superb walkability on the edge of the University of Sydney campus and RPA Hospital precinct. Footsteps to popular hangouts including Gather on the Green and Camperdown Commons, the smart modern studio makes a superb first home, city bolthole or investment in an area of high demand in Sydney's university precinct. Enjoy superb sunsets from your private balcony or walk up to the buzz of King Street with its stellar line-up of cafes, restaurants and bars or stroll down the street to the express city bus for a quick trip into the CBD. - Smart security foyer with video intercom and lift access- Glass-fronted living opens to a balcony with wide views - Integrated wall bed, built-in robes, integrated study area- Stone-topped kitchen, modern bathroom, integrated laundry - Well-maintained building with a sunny common outdoor pool- Affordable first home or a prime low-maintenance investment - Footsteps to parkside cafes, basketball courts and tennis courts- 500m to the University of Sydney and RPA Hospital precinct - 750m to King Street's entertainment hub and Dendy Cinemas - Rates: Water \$189pq, Council \$425pq, Strata \$1,108pq (All approx.)Contact Juan D'Arcy 0403 516 506George Pavlidis 0406 167 738Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))