

**403/478 Wattle Street, Ultimo, NSW 2007**



**Apartment For Sale**

Tuesday, 16 January 2024

403/478 Wattle Street, Ultimo, NSW 2007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Apartment**



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## Buyers guide \$980,000 - \$1,050,000

Edge Ultimo is a contemporary expression of traditional building elements, textures and materials that harmonises with the historic Wattle Street warehouses. Combining the urban warehouse ambiance of a New York Loft apartment with contemporary luxury, this spacious North-east facing two-level residence is ideal for ambitious professionals and creative individuals alike. It provides low-maintenance, chic living areas and a private balcony boasting cityscape vistas, perfect for hosting gatherings.

- Versatile and dimmable exhibition lighting and timber flooring throughout
- Well-lit open layout encompassing expansive living and dining zones
- Expansive kitchen with a glazed splashback and a Fisher + Paykel oven
- Upper-level bedrooms boast personalised built-in wardrobes and storage solutions
- Contemporary bathroom, internal laundry, and an additional powder room
- Comprehensive amenities including ducted air-conditioning and secure parking space
- Central courtyard exemplifying sense of community
- Top-notch security and elevator access, along with ample storage
- Strata rates are approximately \$1,222.40 per quarter

Located on the fringe of the Sydney CBD, in one of the city's fastest growing and sought-after precincts, this apartment offers the ultimate in sophisticated living and true urban convenience. As well as being close to Sydney's most vibrant and popular attractions, shops, cafe's, entertainment venues, nightlife, bars and restaurants, you're also conveniently located next to several international universities including UTS, Ultimo TAFE, University of Sydney, College of Fine Arts, and University of Notre Dame.