

# 406/86 Wigram Road, Glebe, NSW 2037

## Apartment For Sale

Friday, 2 February 2024

406/86 Wigram Road, Glebe, NSW 2037

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 93 m2**

**Type: Apartment**



Emma Symonds

## Buyers Guide \$1,650,000 - \$1,700,000

Placed within 100m to bus stops and your local (The Harold), this apartment will appeal to professional couples, young families and downsizers alike. Effortless entertaining is assured with a vast open plan indoor/outdoor design. Recreational activities and cosmopolitan attractions are practically at your doorstep with parks, walking tracks, foreshore reserves and The Tramsheds within a 10-minute walk. • Gourmet open plan kitchen and spacious living/dining room • Stone breakfast bar, gas Miele appliances with a dishwasher • Covered alfresco entertaining terrace for relaxed barbeques • Generous bedrooms with built-in robes, main with an ensuite • Stylish fully tiled bathrooms, bathtub, internal laundry facilities • Ducted air conditioning, security entrance, secure parking • 200m to parks and walking tracks, 10min stroll to Jubilee Park • Within 10min stroll to Glebe cafes, restaurants and nightspots This property has a current lease opinion of \$1100 - \$1150 per week. Mirvac developments are designed with exceptional environmental and social performance in mind, reflecting our pledge to deliver projects that meet the highest sustainability standards. Mirvac buildings are designed and constructed to meet the requirements of BASIX, the Residential Flat Design Code, and Mirvac's own standards for apartments. There are 5 visitor parking spots with 1 car share space. Water - Target: BASIX + 25% Energy - Target: BASIX + 25% Thermal Comfort - 5.0 Stars Council \$295.10 Water \$180.38 pq Strata \$1,862.06 pq