

# 6/2 Morton Street, Wollstonecraft, NSW 2065

## Apartment For Sale

Thursday, 4 April 2024

Property  
Alchemy

6/2 Morton Street, Wollstonecraft, NSW 2065

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 91 m2

Type: Apartment



Penelope Valentine  
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## **Auction guide \$1,250,000**

Auction Location: On site As you step into the generously sized living area, you will feel right at home with plenty of room to entertain and access to the spacious covered balcony. From here you can relax at the end of a long day and take in tranquil views of the surrounding trees while the sun goes down. The well appointed kitchen is light and airy with white cabinets, a gas stove, and ample bench space making meal preparation easy. Both bedrooms have ceiling fans and built in robes and the clever layout offers flexibility with living arrangements as the apartment also has two modern bathrooms.

Features:- Light-filled apartment in small block- Private and peaceful, leafy outlooks- Light-filled living and dining zone with spacious, open-plan design with air conditioning unit.- Separate kitchen with gas cooktop with electric oven, dishwasher- Both bedrooms with built-in wardrobes, master with ensuite- Bathroom with bathtub and separate internal laundry, gas outlet- Warm neutral colour palette- Underground lock up garage with internal access into the block from rear lane. Ample visitor parking with car wash bay- 5min stroll to the Grumpy Baker- 300 metres from the bus stop- 300 metres from Brennan Park- 500 metres from the Mater Hospital- 550 metres from Waverton train station- 650 metres from North Sydney Public School- 650 metres from Australian Catholic University- 1km from Waverton Park and the bay- 2.1km from the iconic Luna Park- 5.2km or around an 11 minute drive from Sydney's CBD- Lease in place until 25 August \$780 pw - Current appraisal \$850 pw Strata \$2,847 pq Rates \$310 pq Water \$172 pq

Positioned in a central location, the home is within walking distance from schools, parks, the Australian Catholic University, the Mater Hospital, and the train station while Sydney's CBD is just minutes away. Offering exceptional lifestyle appeal in a prime location, interest is anticipated to be high.