

**6/31 Gerard Street, Alexandria, NSW 2015**



**Apartment For Sale**

Saturday, 2 March 2024

6/31 Gerard Street, Alexandria, NSW 2015

**Bedrooms: 2**

**Bathrooms: 1**

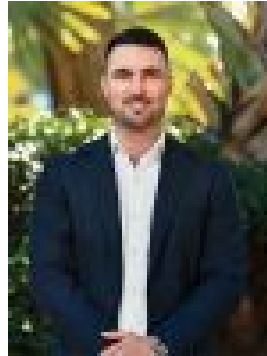
**Parkings: 1**

**Area: 101 m2**

**Type: Apartment**



Juan DArcy  
0403516506



James Natoli  
0425337163

## Auction

Boutique style and parkside living come together in this top floor apartment to offer a private haven with Alexandria Park at the end of the street and Merivale's The Alex around the corner. One of seven in a contemporary collection, the two-bedroom apartment is designed for easy living and entertaining with a private rooftop deck and over 100sqm on title. Clean contemporary lines, quality finishes and a great layout make a perfect home for the urbanite just across from Eveleigh Green on the edge of South Eveleigh's tech hub and buzzing eat street. Featuring ducted air for year-round comfort and secure parking on title, this connected city fringe pocket is 750m to Redfern's small bar scene and the station in an area of high rental demand making a great investment in a high-growth suburb. - Top floor of a secure block of 7, secure parking and storage - Light and airy with an east aspect and leafy open outlook - French Oak floorboards, ducted air and shadowline ceilings - 2 double bedrooms with built-ins, main with a walk-in robe- Spacious living room opens to a sunny entertainer's deck - Stone-topped kitchen and a dedicated dining room- Designer bathroom - 2.5m wide bank of built-in storage, Actron reverse cycle air- Opposite Eveleigh Park, 100m to The Backyard At The Alex- Pet-friendly block, level 200m stroll down to Alexandria Park- Rates: Water \$185pq, Council \$237pq, Strata \$1642pq (All approx.)Contact Juan D'Arcy 0403 516 506 James Natoli 0425 337 163 Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))