

# 7/108-110 Shirley Road, Wollstonecraft, NSW, 2065

## Sold Apartment

Thursday, 20 April 2023

7/108-110 Shirley Road, Wollstonecraft, NSW, 2065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



David Hill



Hugh Macfarlan

## **SOLD PRIOR TO AUCTION - DAVID HILL 0411 491 122**

Secluded three-bedroom apartment in ultra-convenient location

Located at the rear of a low-rise boutique block of units, this whisper quiet, generously proportioned apartment offers unrivalled privacy and seclusion, just metres from everything Crows Nest has to offer

The bright, sunny interiors feature charming arched doorways and corniced ceilings, and is painted in a neutral palette. The large, open-plan living room has a separate charming dining space, and flows out through large double doors to the generous entertainer's terrace.

The expansive, sun-drenched terrace has a north-westerly aspect and offers elevated views that extend to the mountains - a delightful sanctuary that augments the sense of peace and seclusion.

The three double bedrooms each have built-ins, and the master bedroom has an ensuite. The ample kitchen features a breakfast bar, quality cabinetry, an induction cooktop, a Chef wall oven and a dishwasher. The main bathroom has a separate bath and shower.

Belying the apartment's privacy and seclusion is its immediate proximity every convenience, with Crows Nest village just metres from the front door. There is immediate access to buses, and the apartment is in close proximity to trains, North Sydney CBD and the very best high schools.

The privacy, seclusion and convenience offered by this bright and airy apartment is sure to appeal to downsizers or astute investors seeking to maximize their returns.

### Features

- Bright and sunny interiors in a neutral palette, arched doorways, whisper quiet seclusion
- Spacious living room flowing to large terrace with extended views
- Three double-sized bedrooms with built-ins, master with ensuite
- Bright contemporary kitchen with induction cooktop, wall oven and dishwasher
- Air conditioned living area, separate formal dining area
- Full bathroom with separate bath and shower
- Large internal laundry, ample storage
- Secure building, video intercom access
- Lock-up garage with automatic door in secure area, onsite visitor parking
- Minutes to Crows Nest village cafés, fine dining and boutiques
- Immediate access to buses, easy walk to St Leonards and North Sydney
- Close to selective high schools, Marist College and Cammeraygal High School

### Approximate Outgoings:

Strata: \$1,568pq

Water: \$156pq

Council: \$296pq

Approximate Sizes: Unit including balcony 121sqm + lock up garage 15sqm = Total 136sqm on title

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