

# 7/74 Milray Avenue, Wollstonecraft, NSW 2065

STONE

## Sold Townhouse

Friday, 19 January 2024

7/74 Milray Avenue, Wollstonecraft, NSW 2065

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 299 m2

Type: Townhouse



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**\$2,100,000**

Town home with blank canvas masterpiece potential Breathe some creative new life into this near original town home and create a magnificent designer sanctuary adjoining bushland reserve in one of the area's most exclusive addresses. Soaring across two floors with separate living and dining spaces, two sunlit northwest terraces with bushland vistas plus a private enclosed courtyard garden on title, it is only 200m from Wollstonecraft Station and moments to lifestyle hubs at Crows Nest, North Sydney and the city. Features:

- Sweeping living space flows to a sunny entertainers' terrace with bushland views
- Dining room opens to private enclosed near level lawn and garden on title
- Light filled layout, near original open plan kitchen awaits your designer finesse
- Giant main bedroom with ensuite opens to a second sun soaked bush-view terrace
- Two further large bedrooms with built-ins, tidy bathrooms plus a powder room
- Set within 'Woodside', boutique block of 10, easy street access, 299 sqm on title
- Footsteps to bush trails that lead to Gore Bay and Berry Island Reserve
- Two minute stroll to city rail, the general store, newsagency and a popular café
- Lock-up garage and storeroom with internal access to residence, internal laundry

Approximate Outgoings: Strata: \$2,585pq Water: \$173pq Council: \$369pq

Approximate Sizes: Townhouse including balconies and courtyard 277.8sqm + lock up garage 21.7sqm = Total 299.6sqm on title

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