

# 9/3 Belmont Avenue, Wollstonecraft, NSW, 2065

## Sold Apartment

Sunday, 16 July 2023

9/3 Belmont Avenue, Wollstonecraft, NSW, 2065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



David Hill



Hugh Macfarlan

## SOLD BY DAVID HILL

Split-level penthouse – an entertainer's delight in a lush, secluded setting

Occupying the premier position in a boutique security block of nine apartments, this three-bedroom split-level penthouse is an absolute entertainer's delight. The vaulted entry leads to the oversized elevated living area, which flows to a uniquely large approx. 200 sqm outdoor entertainer's terrace, surrounded by a verdant garden.

With windows on all sides, the apartment is bathed in natural light throughout the day.

Two of the three double bedrooms have a delightful north-easterly aspect to catch the morning sun, as well as built-in wardrobes and separate access to the front balcony. The third bedroom has a bright, sunny northerly aspect.

The well-presented kitchen, which is fitted with electric appliances and a Miele dishwasher, opens onto the formal dining room adjacent to the elevated living room. The recently renovated bathroom has a separate bath and shower.

Located mere metres from trains and buses, and with immediate access to the very best of the Lower North Shore, this extraordinary abode is perfect for an entertaining and convenient lifestyle.

### Features

- Quiet street, well-maintained security block, lush gardens
- Two separate lock-up garages in security area
- Spacious living area on elevated split level flowing to expansive terrace
- Windows on all sides, north-easterly aspect, bathed in natural light
- Immaculately presented, bespoke timber finishes, freshly painted, new carpet
- Bright, renovated electric kitchen with Miele dishwasher, internal laundry
- Three large bedrooms, two with balcony access on North-East side
- Updated bathrooms, main with separate bath and shower
- Ample storage beneath the elevated living area
- Just metres to Wollstonecraft station and buses, close to Smoothey Park
- Easy access to CBD, North Sydney, Crows Nest village cafés, shops and eateries

Approximate Outgoings: Strata \$3560pq // Water \$160pq // Council \$389pq

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