

**9/76 Milray Avenue, Wollstonecraft, NSW 2065**

**Raine&Horne.**

**Apartment For Sale**

Monday, 29 January 2024

9/76 Milray Avenue, Wollstonecraft, NSW 2065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Lorinda Mansfield  
0299082722

**Auction: Sat 24 Feb on-site at 12:00pm**

Positioned on the coveted Wollstonecraft Peninsula, in one of the suburbs most sought-after streets, this 3-bedroom strata apartment captures privacy and serenity provided by its bushland setting. With a backdrop of treetops, bird calls and waterfalls, this home makes an ideal city retreat for those wanting a tree change from their busy weekly lives.

- 3-bedroom Mirvac-built strata apartment
- Combined living/dining room leading to a wide full-length balcony overlooking native reserve
- Upgraded granite kitchen with dishwasher, good storage and servery
- Two original bathrooms - one as an ensuite
- Large garage which may fit two small cars, or one large car with space for storage
- Additional 11m<sup>2</sup> storage cage
- Security building in a garden setting

The home is within minutes' walk to Wollstonecraft Train Station, local cafe, and a short walk to Greenwich Public School, Greenwich Village shops, and nature walks, including Gore Cove and Berry Island Reserve. Vibrant Crows Nest Village, with an abundance of supermarkets, trendy cafes and buzzing restaurants, is within easy reach.

View: Saturdays & Wednesdays 1:30-2:00pm  
Auction: Saturday 24th February, on site at 12:00pm  
Outgoings: Water rates \$173.29 p/q, Council rates \$317.81 p/q, Strata levies \$1,694.59 p/q  
Details: Lorinda Mansfield 0438 665 774\* Virtually styled.