

**33/10 Pyrmont Bridge Road, Camperdown, NSW,  
2050**



**Apartment For Sale**

Saturday, 14 September 2024

33/10 Pyrmont Bridge Road, Camperdown, NSW, 2050

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Spacious 2-Bedroom Apartment in Etage, Camperdown

Live the resort-style life in this oversized, sun-drenched 2-bedroom apartment in the heart of Camperdown's coveted City Quarter. Perfect for both owner-occupiers and investors, this low-maintenance haven offers the best of inner-city living, just moments from vibrant villages, renowned hospitals, and prestigious universities.

### Features:

- \* Expansive open-plan living with high ceilings bathed in natural light.
- \* Modern kitchen and appliances featuring gas cooktop, and ample storage.
- \* Two generous bedrooms, both with built-in wardrobes, with the master boasting direct \* access to the balcony.
- \* Stylish bathroom with a bathtub and a dedicated laundry area with a dryer included.
- \* Large balcony perfect for relaxing or entertaining.
- \* Secure basement car space for added convenience.
- \* New carpet and fresh paint.

### 'Etage' building offers:

- \* Premium resort-style complex, a heated pool, gymnasium, and manicured communal gardens.
- \* Prime location footsteps from city buses, with Annandale Village, Newtown's RPA Hospital, and Sydney University all within 1km.
- \* Easy access to the CBD, Glebe, and the University of Sydney.
- \* Pet-friendly complex (subject to approval).

### Area:

Internal - 110m<sup>2</sup>

Carspace - 14m<sup>2</sup>

### Rates:

Council rate: approx. \$255.10/qtr

Water rate: approx. \$178.42/qtr

Strata levy: approx. \$2,841.47/qtr

Note: Information has been sourced from parties we deem reliable, however please rely on your own research before making a purchase decision.

Property has been virtually staged.

For enquiries or private inspections, feel free to contact:

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