

**63/1 Allen Street, Pyrmont, NSW, 2009**



**Apartment For Sale**

Thursday, 22 August 2024

63/1 Allen Street, Pyrmont, NSW, 2009

Type: Apartment



Ian Qiu

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## **Freshly renovated and private with double lock-up garage**

Newly refreshed interiors, a bright aspect and prime city fringe address make this two-bedroom apartment a standout opportunity for the first home buyer or investor. Capturing leafy open views from a sunny balcony, this recently renovated apartment is ready to move in or rent out and comes with the value-added bonus of a double lock-up garage.

- Well-maintained security complex with leafy common gardens
- Top floor setting to the rear of the block, double lock-up garage on title
- Two double bedrooms complete with built-in robes
- Double-faced layout with excellent cross flow and ventilation
- Bright open living/dining space, full-width east facing balcony
- Modern open plan kitchen with an adjoining internal laundry
- Neat and tidy renovated bathroom, includes bathtub
- Affordable first home or a ready investment, high rental demand
- Stroll to Fig Lane Park, Ian Thorpe Aquatic Centre and eat streets

Offering a fantastic blend of urban convenience and harbourside living in the secure Headingley, building, you are 450m from Wentworth Park light rail station and minutes to the revitalised Darling Harbour entertainment precinct, Haymarket restaurant culture, regular transport and harbourfront parklands.

### **Outgoings:**

Strata Rates: \$2,015 quarterly approx.

Water Rates: \$190 quarterly approx.

Council Rates: \$309 quarterly approx.