

**63/4 Alexandra Dr, Camperdown, NSW, 2050**



**Apartment For Sale**

Monday, 2 September 2024

63/4 Alexandra Dr, Camperdown, NSW, 2050

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Juan Darcy



Matthew Carvalho

## **A superb entertainer with a lush botanical vibe**

Lush treescape surrounds create a tranquil backdrop to the sleek interiors of this sophisticated City Quarter apartment. A superb entertainer, the oversized apartment is set in the award-winning Aquilon building on the edge of Annandale village offering a relaxed lifestyle in a vibrant downtown setting. Designed by DEM Architects, the full security building features access to superb resort-style facilities including heated indoor and outdoor pools and a gym making day to day living a dream. Streamlined interiors combine metro style with superb functionality with a master suite, level lift access to secure parking and storage. Entertain in style on the private 30sqm approx terrace, stroll down to Booth Street's cafe hub or walk to Broadway's retail precinct and Tramsheds gourmet dining hub and enjoy the best of village living and city convenience.

- Intercom security, level lift access, secure parking
- Clean lines, designer finishes and greenery all around
- 116sqm of indoor/outdoor living, 28sqm approx terrace
- 2 double bedrooms with built-in robes, the main ensuite
- Marblo/Smeg gas kitchen with plentiful storage space
- Light-filled living with a tranquil open treescape outlook
- A bank of Jacaranda trees creates a purple haze in spring
- 2 European appointed bathrooms with Grohe tapware
- Villeroy & Boch vanities and a concealed internal laundry
- 130sqm approx on title
- Landscaped gardens with a sunny outdoor heated pool
- Heated indoor pool, fully equipped gym, pet friendly
- 350m to Booth Street's cafes, delis and designer boutiques
- 3.5km to the CBD, close to Sydney Uni and RPA Hospital
- Leafy pocket parks all around, 1km walk to Tramsheds
- Rates: Water \$185pq, Council \$308pq, Strata \$1908pq (All approx.)

Contact Juan D'Arcy 0403 516 506

Matthew Carvalho 0404 006 744

Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))