

**7/104 Douglas Street, Stanmore, NSW, 2048**

**callagher**

**Apartment For Sale**

Saturday, 10 August 2024

7/104 Douglas Street, Stanmore, NSW, 2048

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**

## Light and Charm in a Top Floor Art Deco Apartment

This fresh, secure and easily maintained Art Deco apartment is perfectly located to get the best out of the inner west. Set in a top floor position at the rear of a boutique character complex, it makes a great property package as it is tastefully presented throughout with a smart easycare layout and an elevated northerly aspect that captures great natural light. The combination of lifestyle appeal and investment performance that's always associated with this area is clearly part of the picture here, as the property enjoys a top location that's within strolling distance to Stanmore village, train stations and local café scene.

### Features:

- Freshly presented interiors enhanced by many Art Deco features
- North-facing windows ensure plenty of light and leafy outlooks
- A generous double bedroom plus a separate sunroom or study
- Air-conditioned living space, high ornate ceilings and picture rails
- A fully equipped gas kitchen and well-lit windowed bathroom
- In a neatly maintained security building with shared backyard
- Move-in ready with potential to upgrade and add extra value
- Well-connected with city bus services virtually at the front door

Unit Size: 51 sqm

Water Rates: \$178 pq

Council Rates: \$353 pq

Strata Rates: \$654 pq

Potential Rental: \$500-\$550 pw

Figures are approximate only.