

A706/40 Arncliffe St, Wollie Creek, NSW, 2205



Apartment For Sale

Thursday, 19 September 2024

A706/40 Arncliffe St, Wollie Creek, NSW, 2205

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Shirley Sun

0422868197

Immaculate Apartment Features Rare Independent Front Balcony Gate Entry

This immaculate apartment features an ideal blend of functionality and modern design, sets on level 7 living at Its Finest, offering:

- ☒ Two Large Balconies: Enjoy a sunny north aspect and a rare independent front balcony gate entry for added security and privacy.
- ☒ Sets on Level 7 Living at Its Finest
- ☒ Immaculate Condition: Perfectly maintained and thoughtfully laid out, currently tenanted at \$880 per week.
- ☒ Prime Location: Just 250 meters from Woolworths, cafes, and a short walk to Wollli Creek train station perfect for those seeking convenience and accessibility.

Key Features:

- ☒ Modern kitchen equipped with stainless steel appliances, gas cooking, and a dishwasher.
- ☒ Spacious bedrooms with built-ins, both with balcony access.
- ☒ Large glass sliding doors enhance natural light throughout the day
- ☒ Stylish bathroom featuring floor-to-ceiling tiles.
- ☒ Timber flooring throughout
- ☒ Air conditioning
- ☒ Internal laundry with dryer
- ☒ Secure building with intercom
- ☒ Basement car space, and cage storage.

Affordable Strata Levies: At only \$795.05 per quarter, this apartment offers a great opportunity for first-home buyers and investors looking to capitalize on high rental income potential.

Further queries and inspection please feel free to contact Shirley at 0422 868 197.