

**B308/40-50 Arncliffe Street, Wolli Creek, NSW 2205** 

## Apartment For Sale

Monday, 22 April 2024

B308/40-50 Arncliffe Street, Wolli Creek, NSW 2205

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



George Hou  
0405382151

## **\$750,000 to \$790,000**

Spacious and inviting, offers a lifestyle of convenience and comfort. Boasting a large combined living and dining area with a north-facing balcony, it is situated in the Top Garden II complex, away from the street within walking distance to the train station, bus stops, Woolworths, restaurants, and various other amenities. With just around a 15-minute train ride to the City CBD, this location offers both accessibility and tranquility. Luxury fittings and fixtures adorn the apartment, which features extensive floor-to-ceiling windows that maximize space and welcome in natural light. Highlights include:

- A stylish gourmet kitchen equipped with European appliances and Caesarstone benchtops, complemented by gas cooking.
- Timber flooring throughout the living spaces.
- A generously sized main bedroom with an ensuite bathroom.
- Elegantly tiled bathrooms with overhead rain showerheads.
- An internal laundry room complete with a clothes dryer.

Additional features such as NBN connections, video intercom, and one secure car space. For more details, please contact George HOU at 0405 382 151. Approximately outgoing per quarter  
Strata levy: \$665.22  
Council rate: \$376.30  
Water rate: \$150.00