

65 Sinclair Street Wollstonecraft, NSW 3 1 2

### Stunning Federation semi in a sought after locale

Beyond the character facade of this single level semi-detached residence lies a charming, spacious and private home. Immaculately presented throughout, it offers superb light filled living areas capturing highly sought after northerly light. Enjoying a low-maintenance lifestyle of convenience with an emphasis on indoor and outdoor living and entertaining, it is perfect for families, couples or downsizers and is ideally positioned merely footsteps to Crows Nest village cafes, restaurants and shops.

- Three bedrooms, two with built ins, main with an open fire place & bay window
- Generous lounge room and separate dining room with beautiful period features
- French doors open out to paved entertaining terrace, lawn and garden
- Kitchen with gas cooktop, stainless steel appliances and granite bench tops
- Modern bathroom with bath and shower, internal laundry, vast underhouse storage
- Rear lane access to a lock-up garage and a carport with direct property access
- Period features include pressed metal ceilings, picture rails and open fireplaces
- Walk to Wollstonecraft train station and the soon to open Crows Nest metro station

**Price:** Contact Agent  
**Council Rates:** \$1,648.00/year (approx)  
**Water Rates:** \$708.48/year (approx)

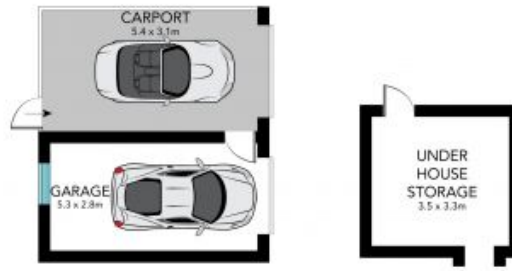


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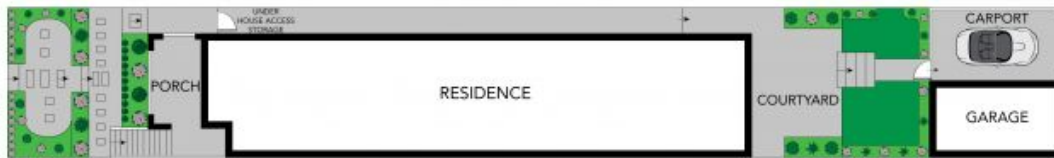


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GROUND FLOOR



SITE PLAN (NOT TO SCALE)



All the information provided has been collected from reliable sources but cannot be guaranteed for accuracy. Interested parties should rely on their own enquiries. All dimensions are approximate and indicative only.



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