



47/1-5 Russell Street Wollstonecraft, NSW



Oversized executive retreat in a park-side setting

INSPECT WEDNESDAY 12:30 - 1:00PM & SATURDAY 12:30 - 1:00PM

Distinguished by its extensive light-filled layout, stylish modern finishes and giant balcony with leafy views over adjacent parkland, this top-tier apartment is an idyllic retreat for executive entertainers or downsizers. Nestled amid the beautifully manicured gardens of the exclusive 'Berkshire Park' contemporary security building with lift access, it sits directly opposite Smoothey Park within a four minute stroll of Wollstonecraft Station and a short wander up to the new metro station and vibrant dining scene at Crows Nest.

Features:

- Wide sweeping living space brightened by northwest windows opens to the balcony
- Enormous entertainers' balcony with leafy parkland views, large dining room
- Gourmet granite and gas kitchen with timber parquet flooring and dishwasher
- Spacious bedrooms, the main has built-ins, an ensuite and tranquil park views
- Chic bathrooms with marble vanity tops and flooring, separate internal laundry
- Step across the road to Smoothey Park and the Gore Cove Track to the harbour

Auction: 28/09/2024 12:00 pm

Price: Auction Guide \$1.325m

Council Rates: \$322.00 p/q

Water Rates: \$171.00 p/q

Strata Rates: \$2,414.00 p/q



David Hill

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Ruby Johnson

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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Wollstonecraft

STONE



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