



47/1-5 Russell Street Wollstonecraft, NSW 2 2 1

Oversized executive retreat in a park-side setting

INSPECT WEDNESDAY 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 parquetry 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

Inspect: Wednesday, 18th September 2024 12:30 - 1:00
Auction: 26/09/2024 05:30 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



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Wollstonecraft

STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.