

5/31 Belmont Avenue Wollstonecraft, NSW



## Sleek oasis with spectacular entertainers' terrace

INSPECT WEDNESDAY 11:00 - 11:30AM & SATURDAY 10:00 - 10:45AM

An absolutely enormous rooftop-style entertainer's terrace with leaf-filtered cityscape views adds some serious "wow" factor to this impressive sub-penthouse security apartment. Refreshingly bright, spacious and wonderfully modern, it is peacefully nestled within a short stroll of picturesque parks, city rail at Wollstonecraft plus the Metro and trendy dining scene at Crows Nest.

### Features:

- Generous light-filled living space with a defined dining area open to the terrace
- Extensive 56sqm terrace with North Sydney skyline views and cameos of the city
- Granite galley kitchen with induction cooking and a stainless steel dishwasher
- Oversized main bedroom with built-in opens to a wide, covered leafy balcony
- Ample second bedroom, modern bathroom, internal laundry facility and air-con
- Nestled at the rear of a recently upgraded boutique building of only 13
- 470m to Brennan Park, 550m to Bandangi Reserve that links to harbour walks

**Inspect:** Saturday, 21st September 2024 10:00 - 10:45

**Auction:** 12/10/2024 10:00 am

**Price:** Auction - Contact Agent

**Council Rates:** \$323.00 p/q

**Water Rates:** \$172.00 p/q

**Strata Rates:** \$1,438.00 p/q



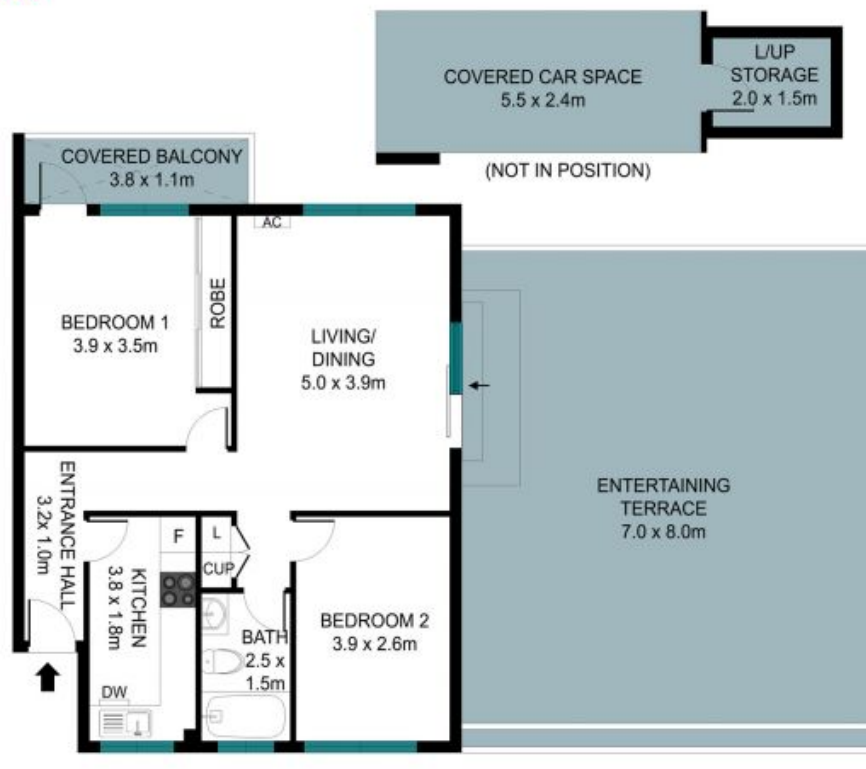
**David Hill**

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5/31 Belmont Avenue,  
**Wollstonecraft**



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.