

Sold



Unit 431, 2-4 Powell St, Waterloo



## 'MONDRIAN' - ABSOLUTELY STUNNING!

Located within the Wilkinson Award Winning 'Mondrian', designed by renowned architects Stanisis & Associates is this breathtaking home epitomizing modern, convenient Inner City Living.

Originally owned by the Developer's Project Manager, this stunning home is adorned with one-off, custom features. Perched high on levels 5 + 6 and boasting a perfect Northerly aspect, accommodation consists of:

- Spacious 103sqm floor plan spread over 2 levels
- Delightful open plan living + dining areas with soaring 6 metre ceilings
- Double heightened floor to ceiling glazing flowing onto a low maintenance entertaining terrace with stunning City + District views
- Massive Designer kitchen with integrated dishwasher, gas cooking, SMEG appliances, Ceasarstone benchtops and bespoke metallic polyurethane cupboards
- Huge mezzanine level consisting of master bedroom with amazing vistas of the city, built-in robes, chic en-suite bathroom and front + rear balconies creating an amazing cross flow ventilation
- Practical second bedroom with built-in robes and it's own en-suite
- Dramatic, industrial feature staircase with bespoke Tasmanian hardwood treads
- Three skylights with integrated blinds

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	545
<b>Floor Area</b>	103 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

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169-175 Phillip St Waterloo NSW  
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02 8399 0340

**LIBERTY**

- Amazing use of quality lighting throughout
- Internal laundry
- Security parking
- Storage unit

Mondrian also benefits from pet friendly by-laws (subject to Body Corporate approval), 22m lap pool, Building Management, excellent security and a unique community atmosphere.

All of this is located only 5 minutes walk to Danks Street's award winning eateries, east Village, Green Square train station and loads of entertainment and shopping options.

Do yourself a favour and make sure this is one you inspect!

Size: 103 sqms + 17 sqm car space (including allocated storage area)

Rent potential: Around \$800.00 per week

Strata levies: \$1,520.62 pq

Council rates: \$874.20 pa

Water rates: \$177.96pq

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*