

Sold



137, 169 Phillip St, Waterloo



## DESIGNER NORTH FACING HOME ON DANKS STREET!

This is simply stunning! One of only three floorplans like it within the 'Warehouse 5' complex and the first time one has been offered for sale since completion.

### LIFESTYLE

Danks Street is the area's biggest attraction. You will be amongst some of Sydney's finest homes and highly acclaimed eateries such as Kepos & Co, Sonoma Bakery, Wah Wah Cafe, Luke Mangan's Mojo & SO. 9. Danks Street shopping plaza, Coles and Aldi Supermarkets are ultra convenient too!

### LIVE

Boasting a perfect north aspect, this unique three storey home boasts 117sqms of space and features:

- Large formal entry perfect for storage or use as an office area
- Fully tiled open plan living and dining areas with floor to ceiling sliding doors capturing the sensational city and district views
- Entertaining terrace with gas bayonet for your BBQ
- Island kitchen with stainless steel benchtops, polyurethane joinery, gas cooking & dishwasher
- Large master bedroom with built-in robes, balcony access, air conditioning and chic en-suite
- Great sized second bedroom with built-in robes, balcony access and air

 2  2  1  131 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	632
<b>Land Area</b>	131 m2
<b>Floor Area</b>	117 m2

### Agent Details

Marc Fitzpatrick - 02 4784 1991

### Office Details

Waterloo  
169-175 Phillip St Waterloo NSW  
2017 Australia  
02 8399 0340

**LIBERTY**

conditioning

- Large main bathroom with bath and mosaic feature tiles
- Internal laundry
- Security car space
- Pet friendly by-laws, on-site Building Management

RELAX

Relaxing is so easy when you have view like this from your balcony. If you feel like heading out, there is an abundance of nearby parklands and you are only a short ride to one of the Eastern Suburbs many famous Beaches.

Don't miss this rare opportunity!

Size: 117 sqms + 14sqm car space

Rental status: Tenants currently paying \$850.00 pw on an expired lease

Strata levies: \$2,285.93 per quarter

Water rates: \$178.11 per quarter

Council rates: \$260.30 per quarter

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