

# Glebe

## 85/51 Hereford Street



\$340k

## Fabulous starter just steps to the village

Enjoying a whisper quiet, back of block position, this quality studio epitomises easy-care, city-fringe living just footsteps to Glebe's village heart. Enjoying a leafy northern aspect, it boasts an on-site manager and the use of the spectacular rooftop terrace and pool and makes a superb 1st home or investment.

- Light filled retreat with an elevated outlook
- Free-flowing living, bedroom and galley kitchen
- The long rear balcony offers a quiet outdoor retreat
- Enjoy or lease out as is with easy scope to add value
- Excellent security block, commercial style laundry
- Glorious rooftop terrace with CBD and bridge vistas
- Ample and easy parking in the very quiet street
- Superb opportunity to gain a foothold in popular Glebe

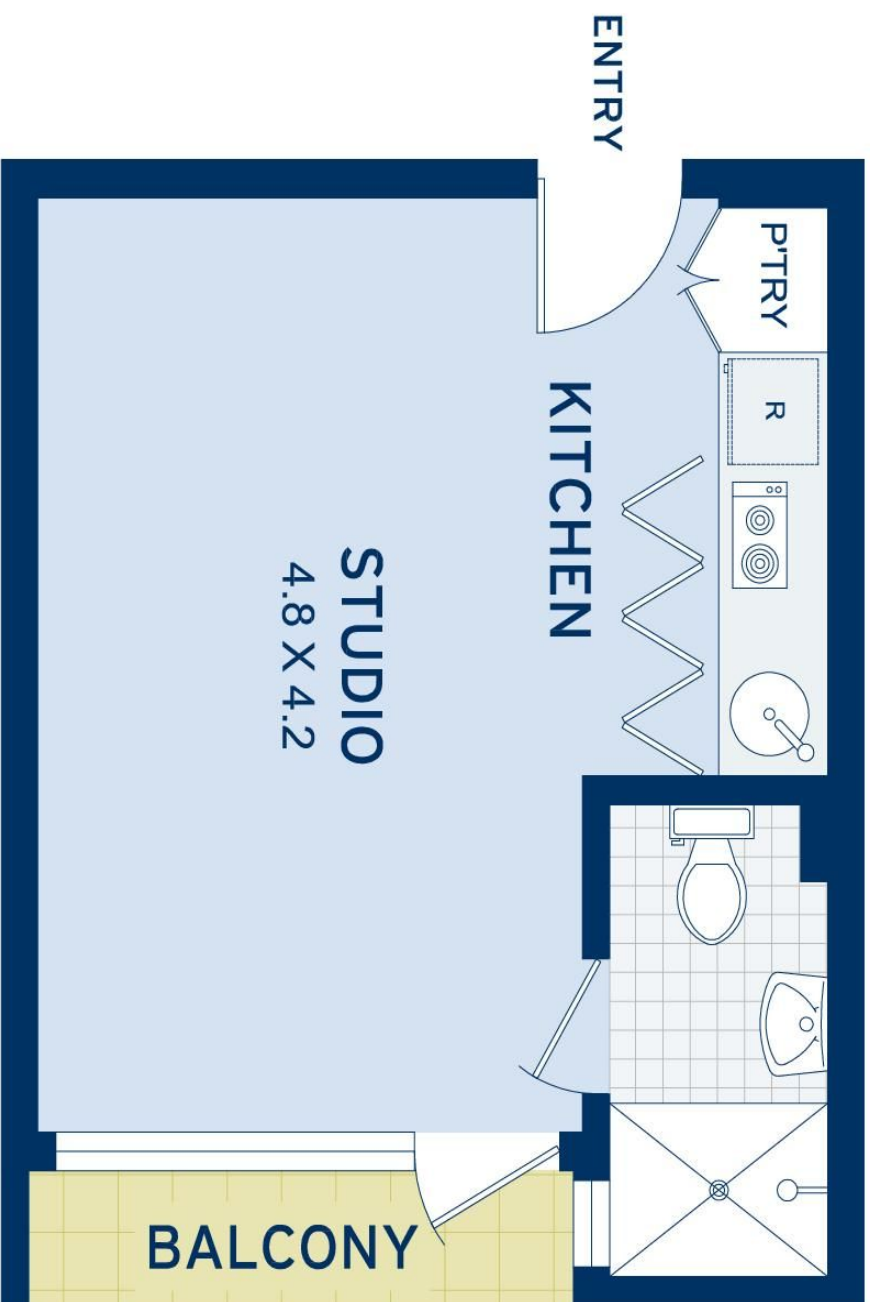


## ADDITIONAL DETAIL

Council Rates	\$200/qtr (approx)
Strata Fees	\$733/qtr (approx)
Water Rates	\$186/qtr (approx)
Type	Studio
Sold Date	30/05/2016

**Kelly Petrini**

[kelly@ch.com.au](mailto:kelly@ch.com.au)



**\*Shared Laundry**



APPROXIMATE AREAS	
Internal FloorSpace	21sqm
Balcony	2sqm
Total	23sqm
OUTGOINGS	
Council Rates	\$200 pq
Water Rates	\$186 pq
Strata Rates	\$733 pq

**Glebe**  
85/51 Hereford Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

**cobden & hayson**