

Wollstonecraft

4/116 Shirley Road



Undisclosed

Contemporary style and village convenience

Stylishly renovated interiors, a private entry and fantastic location on the edge of Crows Nest's vibrant cafe and dining scene make this ground floor apartment an ideal home for the executive buyer or a readymade investment. Set back from the road in a prominent security building, the two bedroom apartment offers lift access to secure parking and low strata levies add to the appeal of this impeccably presented apartment.

- A well-conceived layout, separate living and bedroom zones
- 2 double bedrooms, main with built-ins, plantation shutters
- Bright and stylish living with access to a north facing balcony
- Dine-in Caesarstone kitchen with stainless steel appliances
- Stylish bathroom, stone-topped vanity, integrated laundry
- Lift access to secure undercover parking with storage space
- Close to North Sydney and the CBD, 250m to Crows Nest village



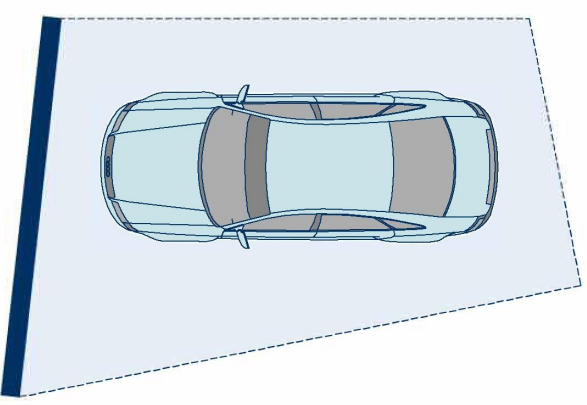
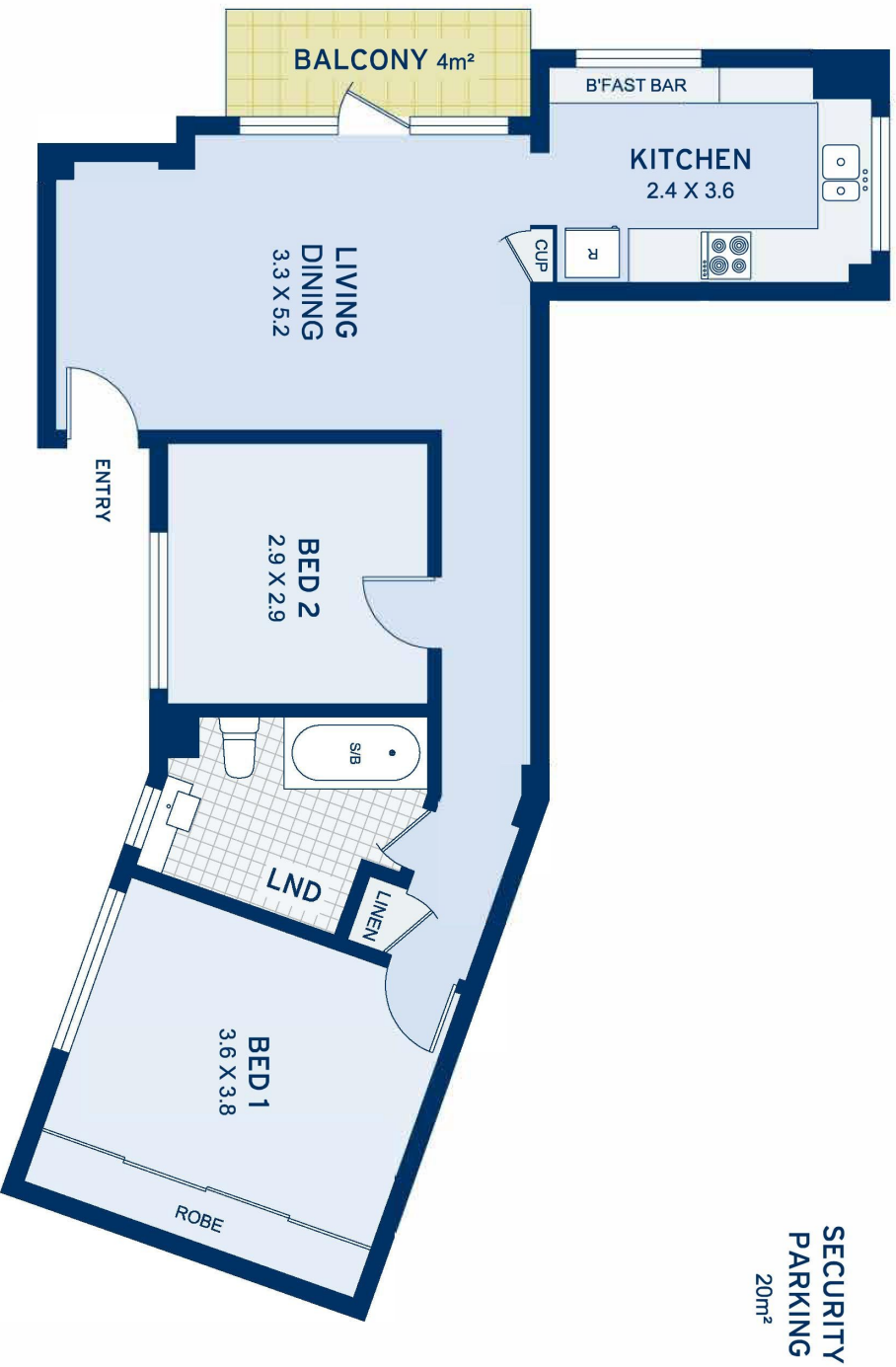
ADDITIONAL DETAIL

Council Rates	\$259/qtr (approx)
Strata Fees	\$1,113/qtr (approx)
Water Rates	\$177/qtr (approx)
Type	Apartment

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APPROXIMATE AREAS	
Apartment	61sqm
Parking	20sqm
Total	81sqm
OUTGOINGS	
Council Rates	\$259 pq
Water Rates	\$177 pq
Strata Rates	\$113 pq

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Local Estate Agents Pty Ltd, trading as Cobden & Hayson Lane Cove, make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson