



16/11-21 FLINDERS STREET, SURRY HILLS

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Modern and convenient everyday living Central location, versatile potential **SOLD**

Presenting great space and versatility, this modern studio apartment enjoys a prime location facing Bourke Street. Step inside a streamlined layout to find generous open-plan living space, filled with natural light and accented by timber floors.

Feels like a one bedroom apartment.

Low-maintenance interiors are ideal for students and busy professionals. Keep the layout open to maximise space and airflow, or separate the bedroom with a sliding partition for peace and privacy. A Juliet balcony overlooks Bourke Street. Cooking is easy in the efficient kitchen with full-height cabinetry and plenty of storage, plus a stainless steel oven and dishwasher. The bathroom has been recently renovated.

This well-maintained complex of 31 apartments is close to all the lifestyle attractions of Oxford Street, Darlinghurst and Surry Hills – choose from myriad restaurants, popular cafes, boutique shopping, and all the local amenities you need. Buses and train stations are within easy walking

Apartment Sold

Listing ID : 61813140

Price : Sold For \$550,000 Aug 22, 2017

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distance, with fast links to the city and Bondi Junction. Enjoy a morning jog to Hyde Park, barista coffee and all the nightlife of some of Sydney's most popular music venues.

- □ Modern studio apartment in well-maintained complex
- □ Open-plan design with balcony and timber flooring
- □ Contemporary kitchen with stainless steel appliances
- □ Ceiling fans, mirrored built-in robes, bedroom divider
- □ Renovated bathroom, integrated laundry.

Only 18 years old, this apartment offers great opportunity to refresh and add value. Don't miss out on this promising opportunity for first homebuyers, investors and down sizers.

CGI used for photographs.

Price Guide \$550K SOLD

Strata Levies \$1,193.50/qtr

Council Rates \$213.25/qtr

Water Rates \$178/qtr

