



17/11-21 FLINDERS STREET, SURRY HILLS



Oversized security studio with leafy street views

Tightly-held security studio close to the CBD
42sqm studio apartment in small security block
Stylish inner city pad in the heart of Surry Hills

When it comes to size, security and convenience, this desirable studio apartment ticks all the boxes for buyers seeking a well-located property close to the CBD. Its exceptionally generous design catches elevated views over leafy Bourke Street and enjoys level access to a myriad of lifestyle essentials including cafes, delicious dining, entertainment and transport.

Set on level two at the rear of the Urbis security block, its modern interiors are tastefully appointed for a easycare contemporary lifestyle. Its balcony is a wonderful spot to watch the world pass by on the street below, and the layout is large enough to create a division between the living and sleeping zones.

As a prospective investment, the apartment will attract good returns and has a current tenant who is willing to sign a new lease. Available to

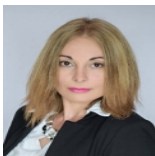
Studio Sold
Listing ID : 61834520
Price :

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the market for the first time in ten years, this tightly-held property also has all the qualities needed for an inner city bolthole with excellent levels of comfort, security and privacy.

- Stylish stone kitchen with stainless appliances
- Neatly concealed laundry and a neat bathroom
- Floating timber floors and large mirrored robe
- Well maintained block with a video intercom
- Fabulous common roof top area
- Moments to Taylor Square and Oxford Street
- Close to city buses, superb retail, wine bars
- CGI used in main pic.
- Rates \$239.10pq, Water 183.24pq, Strata \$1,309pq

All Inspections Call Peter Ozerskis 0418 428 161

