



234/158-166 Day Street (289-295 Sussex Street) SYDNEY

Exceptional position and rare opportunity

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Price : **\$850,000**

Office Address : Ground floor, 299 Sussex Street Sydney

Phone : 9056 0808



Evon Shi
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Jim Triantos
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This large full brick one-bedroom apartment is secure and low-maintenance. The perfect city residence or an ideal investment in an area with consistently strong demand - it offers a perfect mix of convenience and peaceful city living.

Strata size: Total 83 square (apartment 64 square metres and lock up garage 19 square metres)

- Full-brick construction with an East-facing aspect on level 10.
- Sunny balcony with plenty of natural light.
- Large open living and dining area.
- Features stone granite benchtops, and gas stove.
- Generously sized bedroom with mirrored built-in wardrobe.
- Full size bathroom with separate shower and bath.
- Air conditioning, internal laundry, and linen cupboard.
- Pet friendly building and 24 hours concierge.

Fine resort-style facilities include: indoor heated swimming pool, spa, sauna, gym, and games room.

In an enviable location and ideally positioned - directly opposite Darling Harbour, and 200 meters from Town Hall station, just moments away Queen Victoria Building and Barangaroo. Situated centrally in the CBD and only a short walk from city parks, world-famous retail, dining and fashion destinations.

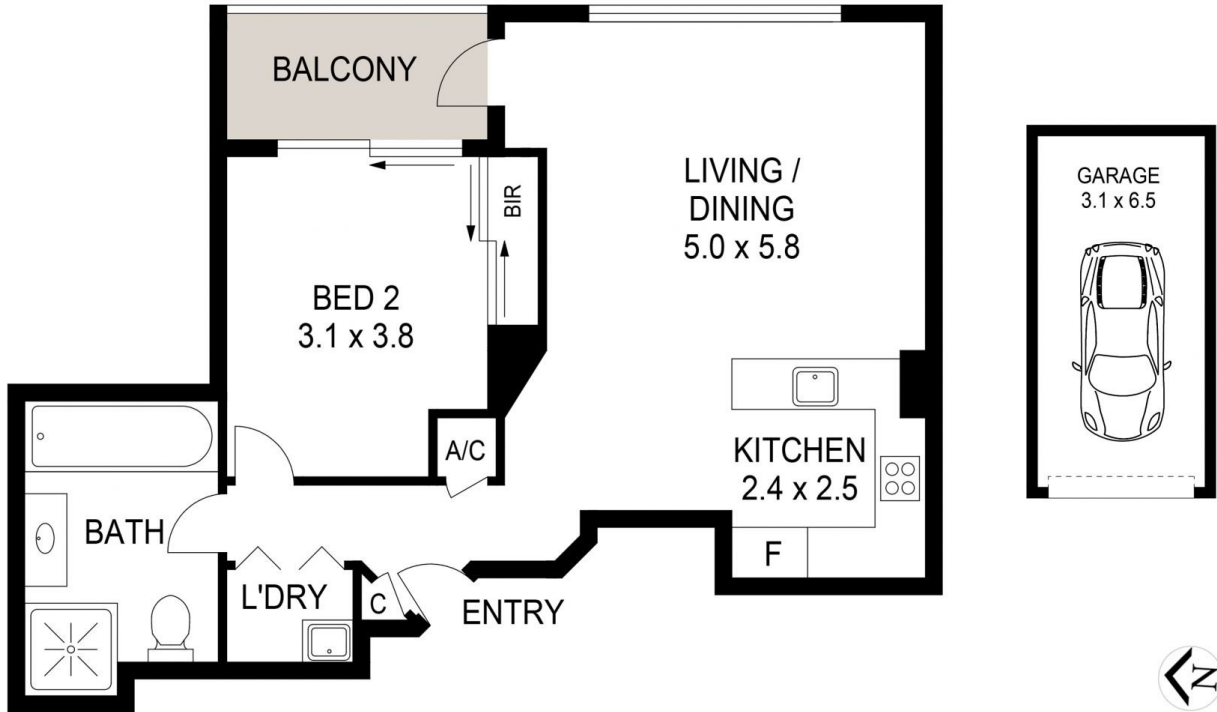
Approx. outgoings:

Strata Levies: \$1411 per quarter (if paid before due date)

Council Rates: \$331 per quarter

Water Rates: \$181 per quarter

Note: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.