




36/289-295 Sussex Street SYDNEY

Harbourside Living - Large One-Bedroom Apartment with Lock-Up Garage

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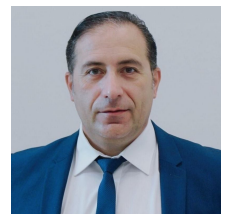
Price : \$750,000 - \$790,000

Office Address : Ground floor, 299 Sussex Street Sydney

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This full-brick, oversized one-bedroom apartment offers a secure and low-maintenance lifestyle, making it an ideal city residence or a high-yield investment in a high-demand area.

Centrally located in the CBD directly opposite Darling Harbour, the property is situated 200 meters from Town Hall Station and 600 meters from the Queen Victoria Building and Barangaroo.

You will be within a short walk of city parks and world-class retail, dining, and fashion destinations.

Strata plan size: total 84 square meters (apartment 68 square meters plus garage 16 square meters)

- East-facing aspect with a sun-drenched enclosed balcony
- Spacious bedroom with double-glazed windows and built-in wardrobes
- Modern gas kitchen featuring granite benchtops
- Large tiled bathroom with separate bathtub and shower
- Internal laundry with dryer and air-conditioning
- 24 hours concierge service, and on-site building manager
- Building Facilities: Indoor heated lap pool, gym, sauna, spa, and table tennis area

Approximate Outgoings:

- Strata: \$1,279 per quarter

- Water: \$208 per quarter

- Council: \$414 per quarter

Please contact Evon Shi at 0404 808 310, email evon@esrealestate.com.au or Jim Triantos at 0424 808 189, email jim@esrealestate.com.au to arrange an inspection.

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.

