



# SOLD

## HIGH INVESTMENT RENTAL RETURN OR PERFECT CITY LIVING IN PRIME SYDNEY CBD LOCATION

This meticulously maintained, stylish apartment in the heart of Sydney CBD is now available at a newly reduced price! With high-quality finishes, abundant natural light, and an inviting balcony, this property offers a premium lifestyle and outstanding investment potential. Don't miss out – properties like this don't stay on the market for long!

With a furnished rental income of \$850w, this apartment offers an unbeatable investment opportunity. For first-home buyers, this is an incredible chance to enter the market in a prime location, with future potential to turn it into a strong rental investment.

\*Prime Location: In the vibrant heart of Sydney CBD.

\*Convenient Access: Steps away from world-class shopping, dining, and entertainment.

\*Public Transportation: Easy access to buses, trains, and ferries.

\*Proximity to Attractions: Close to Darling Harbour, Barangaroo, and iconic Sydney locations.

Impeccable Maintenance: Meticulously maintained and move-in ready.

\*Quality Finishes: Modern and sophisticated high-quality finishes throughout.

\*Contemporary Kitchen: Features top-of-the-line appliances and sleek cabinetry.

\*Elegant Bathroom: Includes a separate bathtub and shower for added luxury.

\*Natural Light: Bright open-plan living and dining areas.

\*Inviting Balcony: Perfect for enjoying city sunsets.

\*Privacy Shutters: Plantation shutters add elegance and seclusion.

\*Secure Building: Features intercom and 24-hour surveillance.

\*On-site Amenities: Gym, pool, spa, sauna, and communal areas.

\*City Retreat: Ideal for first-time buyers or savvy investors.

\*\*Price Reduced – Act Now Before It's Gone! Whether you're looking to buy your first home or make a smart investment, this apartment is the perfect choice. Contact us to book your private inspection at any time that suits you.

**1 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$625,500

**OPEN FOR INSPECTION:**  
N/A



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Total Area: 51 m<sup>2</sup>  
Level: 6



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.