



201/71-91 Euston Road (Entry Via Maddox St.) Alexandria, NSW 2 1

### Chic urban living in 'Derive on Euston'

Sleek, stylish and superbly appointed, this two-bedroom executive apartment provides an easy inner urban lifestyle situated in the striking architectural Derive development in the heart of Alexandria. It will have a great impression on those looking for an ultra-modern property with good proportions, designer finishes and a private position that captures leafy street outlooks. This exceptional lock-up-and-leave home is also ideally set in a vibrant city fringe location just down the road from Sydney Park, within walking distance of Erskineville village, with The Grounds of Alexandria caf? just footsteps away.

**Price:** \$950,500  
**Council Rates:** \$285.70 p/q  
**Water Rates:** \$157.00 p/q  
**Strata Rates:** \$856.00 p/q



**Adrian Vassallo**

0406 484 994



**George Spiroglou**

0420 303 303

201/71-91 Euston Road  
Alexandria

STONE



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on; interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

201/71-91 Euston Road  
Alexandria

STONE



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.