



102/1 Layton Street Camperdown, NSW



Unique apartment in ultra-convenient location

Redeveloped from a Grace Brothers warehouse, this spacious one bedroom apartment is filled with light and character. Embracing a creative layout and artistic design, this home features a sunny north east aspect and seamless outdoor flow to an oversized balcony with a leafy outlook. Placed in a prime urban address, it has easy access to transport options, a variety of cafes, eateries and amenities.

- Neat interiors have well maintained quality timber floorboards and new carpet
- Open plan living/dining area, smooth outdoor flow, floor-to-ceiling glass doors
- Covered balcony has sun shade blinds for effortless year-round alfresco dining
- Stylish kitchen has built-in Fisher & Paykel gas cooktop, oven and rangehood
- Bedroom is secluded with built-in robes and deluxe ensuite with bath/rainshower
- Modern tiling in bathrooms, ample internal storage, additional oversized w/c
- Level one apartment in quiet building with easy lift access and secure intercom
- Easy walk to University of Sydney, Camperdown Park and bus to city transport

Price: \$722,000
Council Rates: \$255.00 p/q
Water Rates: \$180.38 p/q
Strata Rates: \$1,700.00 p/q



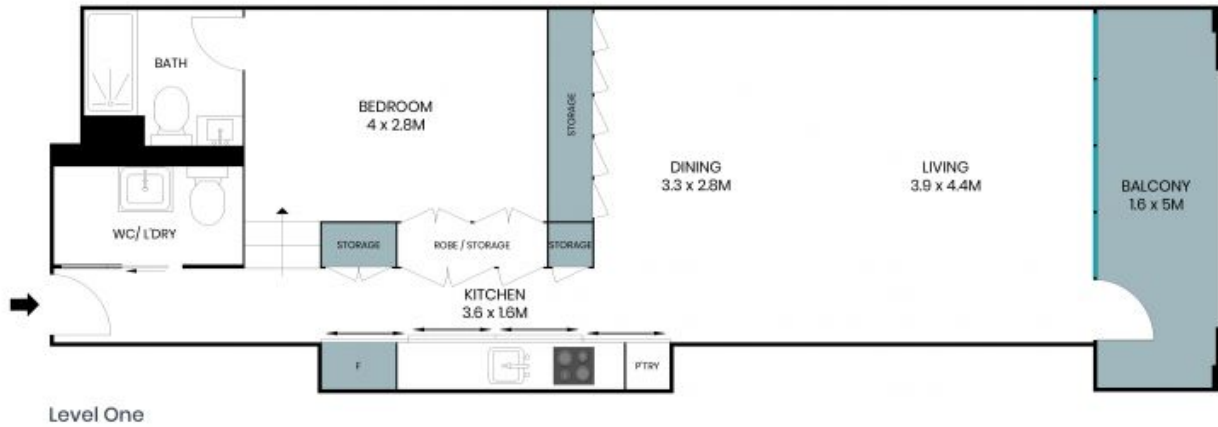
Adrian Vassallo

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Internal Living: 63sqm
External Living: 8sqm
Total Living Area: 71sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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.

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Level One



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.