



3/85 Shirley Road Wollstonecraft, NSW 2 2 1

**SOLD BY DAVID HILL 0411 491 122**

Stylish apartment in central locale  
 Nestled amidst secluded gardens, this radiant apartment showcases a generously sized layout and newly updated interiors. Situated within a secure block of only eight units, this residence stands out with windows on three sides, offering easy access on the first floor and a design that allows for seamless movement between its exceptional living and dining areas.

With its advantageous location, this property presents an excellent buying opportunity and convenient access to Crows Nest's vibrant dining and shopping scene, express bus services, train station, schools and new Crows Nest Metro in 2024.

**Features:**

- Ideally situated within the building capturing great sunlight
- Spacious, combined living and dining areas with air conditioning
- Bright under cover balcony overlooking lush foliage
- Recently upgraded kitchen with modern gas appliances; two renovated bathrooms

**Price:** SOLD - CONTACT AGENT  
**Council Rates:** \$310.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$1,593.00 p/q



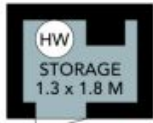
**David Hill**  
 0411 491 122



**Ruby Johnson**  
 0432 869 227

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STONE



(NOT IN POSITION)



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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.

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STONE



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