

4/14 Gillies Street Wollstonecraft, NSW



### Abundant space with two leafy courtyards

Heaven for entertainers', downsizers or young families, this impressive apartment is embraced by two outdoor areas on title. Remarkably bright and spacious, immaculately presented and offering scope to modernize and further enhance, its peaceful leafy setting is a short stroll to Crows Nest's cosmopolitan dining scene, the new metro train station and rail at Wollstonecraft.

**Features:**

- Wide sweeping living room with separate dining area and space for a study
- Glass sliders open to a covered northeast terrace screened by gardens extending to a sizeable courtyard
- Tidy kitchen with dishwasher and spotless full bathroom offers scope to update, separate internal laundry
- Large bedrooms with built-ins, main has a ceiling fan
- Entrance hall separates the living areas from the bedrooms, with ample storage
- Video intercom, high ceilings, engineered timber flooring and freshly painted

**Price:** For Sale \$1,175,000  
**Council Rates:** \$310.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$1,753.00 p/q

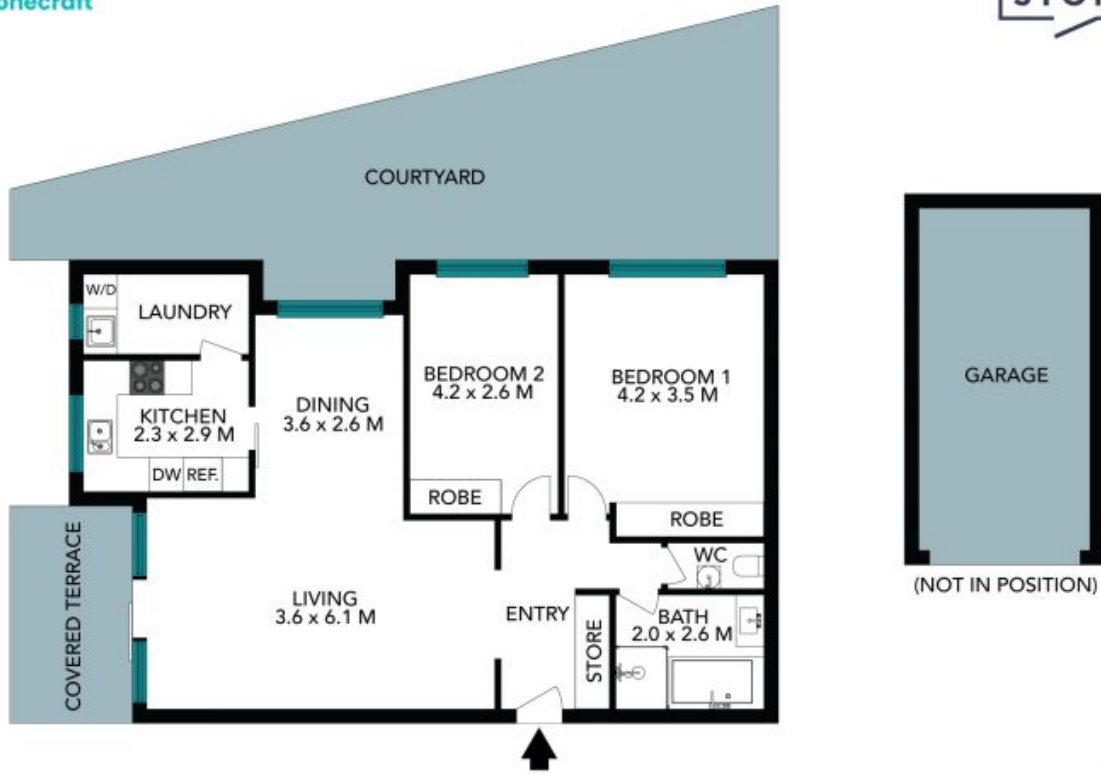


**David Hill**

0411 491 122

**Erika Callanan**

0412 096 069



The floor plan is not to scale, measurements are indicative and in metres. Certain 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.

4/14 Gillies Street  
Wollstonecraft

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.