

7/74 Milray Avenue Wollstonecraft, NSW



## SOLD AT AUCTION - CONTACT DAVID 0411 491 122

Town home with blank canvas masterpiece potential

Breathe some creative new life into this near original town home and create a magnificent designer sanctuary adjoining bushland reserve in one of the area's most exclusive addresses. Soaring across two floors with separate living and dining spaces, two sunlit northwest terraces with bushland vistas plus a private enclosed courtyard on title, it is only 200m from Wollstonecraft Station and moments to lifestyle hubs at Crows Nest, North Sydney and the city.

### Features:

- Sweeping living space flows to a sunny entertainers' terrace with bushland views
- Dining room opens to private enclosed near level lawn and garden on title
- Light filled layout, near original open plan kitchen awaits your designer finesse
- Giant main bedroom with ensuite opens to a second sun soaked bush-view terrace
- Two further large bedrooms with built-ins, tidy bathrooms plus a powder room
- Set within 'Woodside', boutique block of 10, easy street access, 299 sqm on title
- Footsteps to bush trails that lead to Gore Bay and Berry Island Reserve

**Price:** SOLD AT AUCTION  
**Council Rates:** \$369.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$2,585.00 p/q



**David Hill**

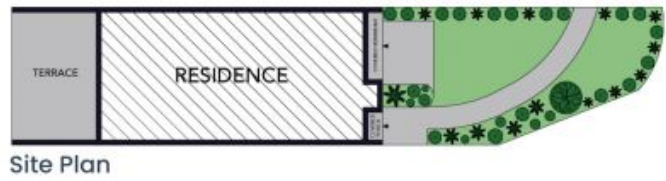
0411 491 122



**Ruby Johnson**

0432 869 227





## Site Plan



Lower Ground Level



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.



Upper Level



Ground Level



Lower Ground Level



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.