



35/78 Alexander Street Crows Nest, NSW



## North facing studio in the heart of Crows Nest

Stylish and convenient studio apartment on the second floor of a well maintained security block with lift access. Open, light, and private overlooking the quiet center courtyard, galley style kitchen with gas cooking. Large common rooftop area with views, perfect for celebrations. Located in the heart of Crows Nest with easy access to cafes, schools, shops and transport to City CBD, North Sydney, Chatswood, Royal North Shore Hospital via bus and the new Crows Nest Metro coming mid-2024.

Whether you're an investor seeking a prime rental opportunity or a first-time buyer looking for a stylish urban retreat, this property offers the perfect blend of convenience, comfort, and style in one of Crows Nest's most sought-after locations.

### Features:

- Well maintained security block of 58
- Lift in building
- Good kitchen with gas cooking
- Well maintained bathroom
- Internal laundry

**Price:** For Sale \$495,000  
**Council Rates:** \$302.00 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$1,058.00 p/q



**David Hill**

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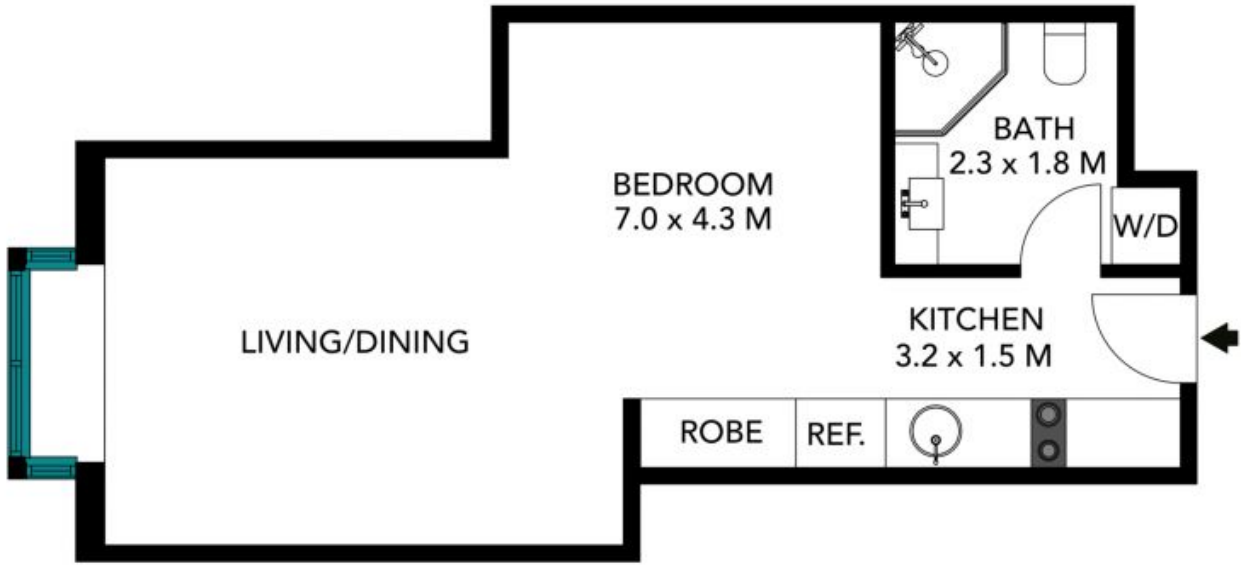


**Ruby Johnson**

0432 869 227

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2065

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.

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