

4/50-52 Albany Street Crows Nest, NSW



## Trendy tri-level townhouse in a lifestyle hotspot

INSPECT WEDNESDAY & SATURDAY 10:00 - 10:30AM

Cutting-edge contemporary design, an enormous wraparound courtyard and an unbeatable central lifestyle address combine in this modern tri-level townhouse to provide a fabulous retreat for executives or a prime investment opportunity. Step out the door and its literally footsteps to humming cafes and eateries and within a few minutes stroll of Willoughby Road's cosmopolitan dining strip, the new metro station or rail at St Leonards.

Features include:

- Boutique building of 8, gated access to a private, fully enclosed courtyard
- Generous light-filled living area with defined dining area and tiled flooring
- Glass sliding doors open to an extensive wraparound entertainers' courtyard
- Tidy open plan kitchen with four-seat breakfast bar and a ceramic cooktop
- Two ample bedrooms with built-ins and a modern bathroom on the mid-floor
- The top-floor loft provides an ideal space for a home office or third bedroom
- 150m to Willoughby Road, 200m to the new metro station or Coles Supermarket

**Inspect:** Saturday, 4th May 2024 10:00 - 10:30  
**Auction:** 11/05/2024 11:00 am

**Price:** Auction Guide \$1,675,000  
**Council Rates:** \$308.00 p/q  
**Water Rates:** \$253.00 p/q  
**Strata Rates:** \$1,740.00 p/q



**David Hill**

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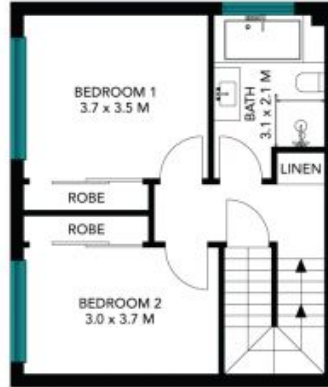


**Hugh Macfarlan**

0418 270 993



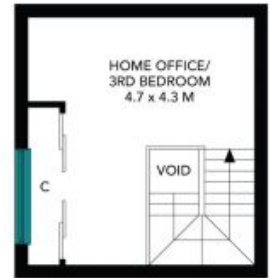
GROUND FLOOR



FIRST FLOOR



(NOT IN POSITION)



THIRD FLOOR



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.

4/50 Albany Street  
Crows Nest

STONE



GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



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