



3305/1-8 Nield Avenue Greenwich, NSW



### Best-in-Block Residence with Leafy Outlook

Set at the rear of the block on the third floor, this exceptional security apartment delivers privacy, elevated skyline views and a tranquil leafy outlook from its generous full width balcony. Immaculately presented and filled with natural light, it features plush wool carpet, floor-to-ceiling glass doors and seamless indoor-outdoor living to a spacious all-weather alfresco terrace. A standout layout with study nook, lift access and extra-wide parking, suitable for those with accessibility needs. It's a short stroll to RNS hospital and just 1km to St Leonards station.

**Price:** SOLD BY CHRIS AND DESIREE - BLOCK  
**Council Rates:** ~~\$600.00~~/q  
**Water Rates:** \$200.00 p/q  
**Strata Rates:** \$1,556.00 p/q



**Chris Keane**  
0497 102 114

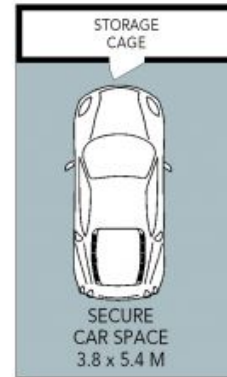


**Desiree Hough**  
0404 860 898

3305/1 Nield Avenue,  
Greenwich



LEVEL THREE



BASEMENT



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.