

## PRICE ADJUSTED TO SELL

Sold

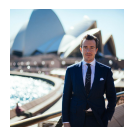
Located in the beating heart of Erskineville, this just-completed luxury apartment at One A is yours to own.

The 84m<sup>2</sup> two-bedroom + media apartment is located on Level 7 – the same floor as the dual-level penthouses at One A – and faces internally, offering picturesque views, privacy and quietude.

A flexible floorplan featuring split bedrooms allows for a variety of occupants for the owner-occupier or investor (estimated rental: \$800-850 per week). There's also a generous living/dining area with built-in leather seat, 10m<sup>2</sup> covered balcony (only a handful of apartments at One A permit an outdoor BBQ – this is one of them!), and two full bathrooms, finished with upgraded marble feature walls.

Life in Erskineville doesn't get much better than this.

- + Beautiful interiors by BKH; penthouse-level colour scheme & finishes
- + Smeg-equipped kitchen with integrated fridge/freezer
- + Daikin-ducted air to living/dining area & main bedroom
- + Engineered timber floorboards and plush carpeted bedrooms, both with built-ins
- + Ample storage (including basement storage cage); concealed laundry
- + Car parking (1)
- + Security building with video intercom, CCTV and on-site manager
- + Under 10 minutes' walk to St Peters or Erskineville train station
- + Footsteps to Erskineville Village, Alexandria and Newtown; 10 minutes to CBD and airport



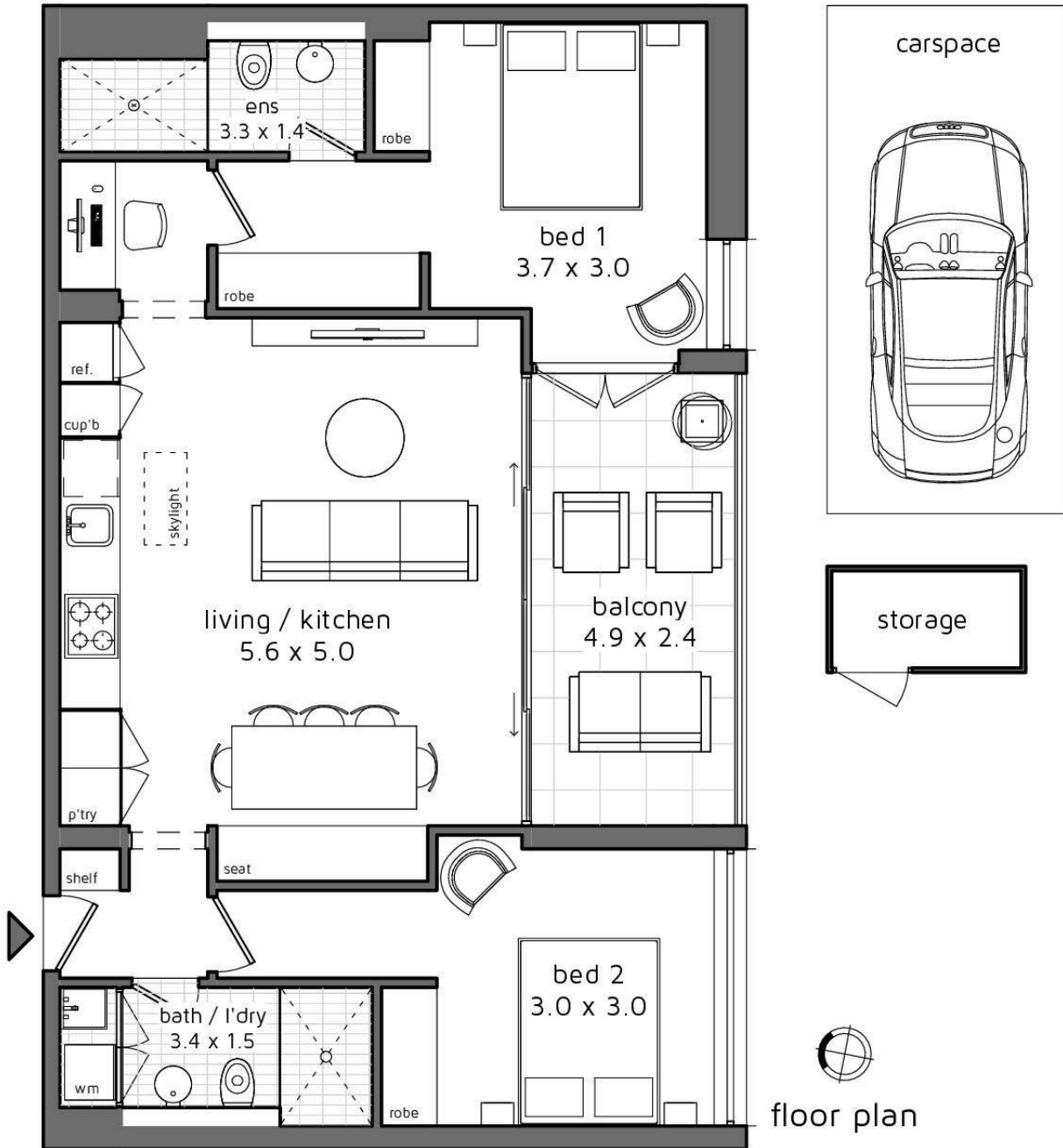
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This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by Igor Nedec 0410581805 / spinpk.com.au

