



## 145/310 Wattle Street, ULTIMO, NSW 2007

### North Facing Stylish Apartment With Extra Study Room

Positioned at Meriton's acclaimed Acacia complex, this stylish apartment enjoys an elevated Level 4 setting on the doorstep of Sydney's CBD. Designed with comfort and functionality in mind, it reveals a bright open-plan living, dining and kitchen zone extending to a covered balcony with sweeping central courtyard view.

Perfect for professionals, first-home buyers or investors, the apartment features a sleek modern kitchen with quality appliances, a generous bedroom with mirrored built-in robes, a chic fully tiled bathroom, an internal laundry with dryer, and a dedicated study area ideal for a home office or guest room.

#### Features:

- Desirable north-facing aspect capturing soft natural morning light
- Spacious open-plan living and dining area flowing seamlessly to the balcony
- Covered balcony ideal for relaxing or casual entertaining
- Modern kitchen featuring gas cooking and stone benchtops
- Generously sized bedroom with built-in wardrobe

**TYPE:** For Sale

**INTERNET ID:** 69P2077

#### SALE DETAILS

**\$890,000-\$940,000**

#### CONTACT DETAILS

**Elders Real Estate  
Hornsby**

502 / 88-90 George Street  
Hornsby, NSW  
02 9987 0198

**Kelvin( Chen) Gao**  
0403 303 419

- Separate enclosed multifunctional room, perfect as a home office or guest room
- Neatly presented bathroom with a combined bath and shower
- Internal laundry plus a practical storage cupboard at the entry
- Air conditioning in both the living room and bedroom
- Secure building with lift and intercom access
- Includes one car space and one storage cage

Strata :\$ 1,588 pq

Council: \$335 pq

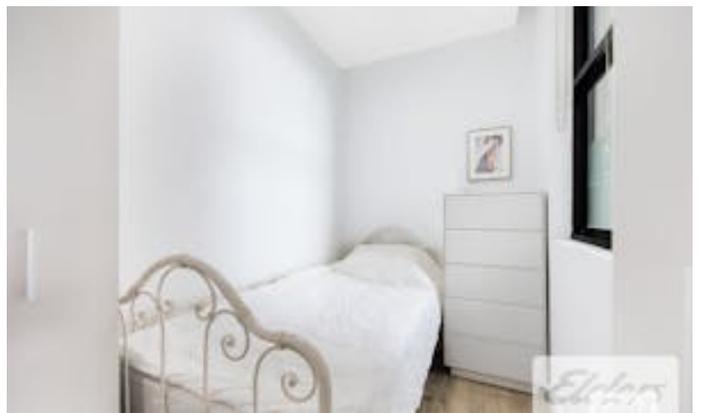
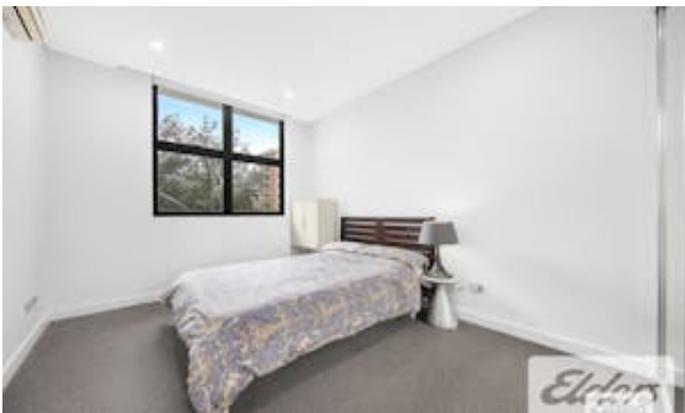
Water: \$171 pq

Convenient and fast transactions, we recommend contacting a Mortgage Broker Nancy Dai 0432 408 911 or Nancy@oceanfortunes.com . (24/7 reply)

Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it. All interested parties should rely on their enquiries to determine the accuracy of this information. To view our Privacy Policy, please visit our Elders Real Estate website.

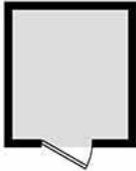
Other features: Car Parking - Basement, Close to Schools, Close to Shops, Close to Transport, Lift Installed

- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1

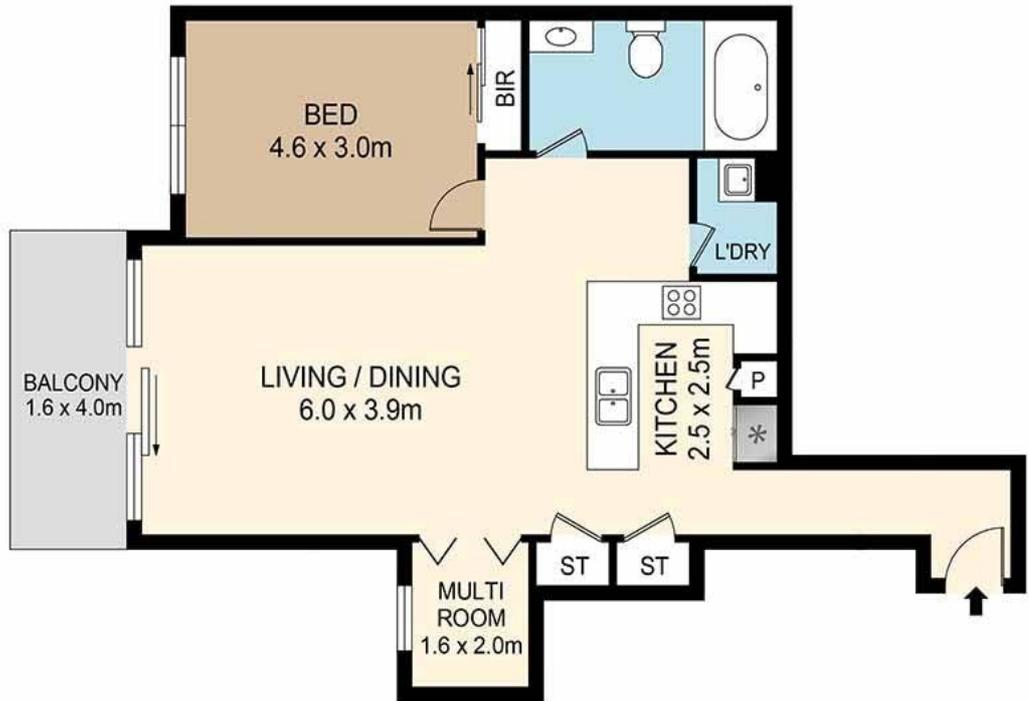




STORAGE CAGE  
1.6 x 1.8m



CAR SPACE  
2.5 x 5.5m



145/310 WATTLE STREET, ULTIMO



DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.