

Sold

1207, 2 Sterling Circuit, Camperdown



## VIE 1 CORNER 'LOGGIA' PERFECT ENTRY POINT INTO "CITY QUARTER"

Affordable opportunity awaits for those seeking an oversized loggia floor plan, features include;

- Thoughtful open plan to maximize internal/external space
- Dual entry bathroom with bath and separate shower
- Loggia with shutters for privacy and comfort
- Good cross flow ventilation and natural light
- Modern kitchen with ample storage
- Spacious bedroom with built-ins
- Gas bayonet & power on loggia
- East corner position
- Internal laundry

- Strata \$728.76pq
- Council \$160.00pq
- Water \$132pq

Currently rented for \$410 per week to an excellent tenant until November 2009. First home buyers you will still qualify for the \$14,000 grant whilst boosting your equity in the property before you move in.

Enjoy all the lifestyle benefits of an established estate, cafe, restaurants, 25 meter indoor pool and gym. 24/7 on-site security.

Super convenient location only moments to Glebe and Annandale Village, CBD, University, Broadway Shopping Centre, theatres, cafes and vibrant shopping.

1 bed 1 bath

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1662
<b>Land Area</b>	0 m2
<b>Floor Area</b>	74.32 m2

### Agent Details

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