



**311, 1 Layton Street, Camperdown**



## ICONIC WAREHOUSE CONVERSION, CHIC LIFESTYLE PAD

Located in one of Sydney's finest warehouse conversions, on the 3rd level of 'The Grace', this remarkable residence incorporates all the charm of its heritage with sleek designer finishes and north facing leafy district vistas. Be welcomed through gorgeous communal spaces highlighted by high timber clad ceilings and a central void to this exceptional lifestyle pad.

- Soaring ceiling heights, rich timber flooring, designer lighting
- A wall of glass frames the balcony and pleasing district vistas
- The combined living and dining extends to the alfresco balcony
- A sleek galley kitchen can be hidden by a retractable wall
- Elevated, the master bed enjoys BIR's and stylish ensuite
- There is abundant storage throughout plus laundry/powder room
- Double security entry and lift access provide further comfort
- The complex includes a superb rooftop terrace with stunning views

Providing an outstanding inner city fringe lifestyle, this exceptional apartment benefits from its quiet yet central location walking distance to local shops and eateries, Sydney Uni and bus.

### Outgoings:

Water rates are: \$175 a quarter

Council rates are: \$196 a quarter

Strata fees are: \$1000 a quarter

Property size is 66sqm

### Investors note

Weekly rental from \$520.00 - \$530.00 n/w

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### Price

SOLD

### Property Type

Residential

### Property ID

1865

### Floor Area

65.03 m2

### Agent Details

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