



## 409, 8 Central Park Avenue, Chippendale



### Oversized Studio with Generous Internal Space in Central Park

Positioned within the sought-after Central Park precinct, this oversized studio apartment offers an internal footprint more commonly associated with one-bedroom layouts, presenting a compelling opportunity for owner-occupiers or investors seeking space, functionality and location.

The apartment features a well-proportioned open-plan layout with clearly defined living and sleeping zones, supported by a generous internal area of 61sqm. Large glazing allows natural light into the living space, while the efficient floorplan accommodates full-sized furniture without compromise. A modern kitchen and neatly presented bathroom are integrated seamlessly, supporting comfortable everyday living.

Residents enjoy access to established building amenities and the convenience of Central Park's retail, dining and transport connections, with universities and the CBD all within close proximity.

#### Property Highlights

- Oversized studio apartment with 61sqm internal area
- Open-plan layout with defined living and sleeping zones
- Modern kitchen and bathroom with efficient design
- South-facing aspect
- Access to resident facilities including gym, meeting room and communal rooftop garden
- Walking distance to Central Station, UTS and the University of Sydney
- Surrounded by Central Park Mall, Woolworths, dining and daily conveniences

On behalf of Greencliff Realty and the owners, we are excited to invite you to one of our upcoming open homes. Alternatively, feel free to contact William Chen at 0430 026 436 to arrange a private inspection.

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<b>Price</b>	Price Guide \$700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	7837
<b>Floor Area</b>	64 m2

#### Agent Details

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