



22 304 Pitt Street, Sydney



## Highly Desired 'Princeton Apartment'

Set in the highly desired 'Princeton' Apartments, this superb, modern apartment offers sophisticated urban lifestyle in the heart of the CBD. An enviable lifestyle convenience, steps to Town Hall station, it enjoys access to a superb suite of resort style facilities.

### THE PROPERTY

- \* Expansive living space flowing to oversized glass enclosed sunroom and study
- \* Private and exclusive with 4 lots on each floor
- \* 102 sqm of living space filled with natural light
- \* Internal laundry, air-conditioning, direct lift access
- \* 2 beds 2 baths
- \* 14 sqm Security Lock up Garage on title
- \* 24 hour concierge, stone throw to World Square, Cinemas, Hype Park
- \* Pool, Spa, Sauna, Gym, Snooker Room, BBQ Entertaining Terrace and Meeting room
- \* Currently Tenanted with \$780 per week Rent

### OUTGOINGS

Strata Levies: approximately \$1740 p.q.  
Council Rates: approximately \$214 p.q.  
Water Rates: approximately \$152 p.q.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

2 Beds 2 Baths 1 Carport

**Price**  
**Property Type**  
**Property ID**

SOLD  
Residential  
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### Agent Details

Samuel Wong - 0433 339 666

### Office Details

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**CALIBRE PROPERTIES**  
SYDNEY