






549/38-46 Albany Street St Leonards, NSW

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## Sun-filled executive three-bedroom around the corner from the Crows Nest Metro

Located on the 5th floor of the Aria building, this distinctive apartment provides the perfect blend of convenience and luxury. It offers easy access to local cafes, restaurants, and bus routes, and is just a short stroll from the upcoming Sydney Metro Crows Nest Station.

Featuring a spacious L-shaped living and dining area that extends onto a covered balcony, this apartment also boasts a generously sized outdoor area. The well-appointed kitchen is adorned with sleek black stone benchtops, opaque glass splashbacks, ample cupboard space, and a convenient pull-out pantry.

### Apartment Features:

- Conveniently located near Crows Nest's cafes, restaurants, and upcoming Sydney Metro Sta

## Contact Agent

**Type** : Apartment  
**Sold Date** : Thursday, 18th July 2024  
**Land** : 135 m2  
**Building Size** : 104 m2

**Council Rates** : \$304.00 p/q  
**Water Rates** : \$178.00 p/q  
**Strata Rates** : \$1,980.01 p/q

**Jeffrey Li**

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**Byron Davies**

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**TOTAL STRATA AREA: 135m<sup>2</sup>**  
**TOTAL LIVING AREA: 104m<sup>2</sup>**



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Not to scale Measurements are approximate ,Drawn For Marketing purposes only.

