



44/2 Coulson Street Erskineville, NSW

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## Oversized sunny ground floor apartment

Northerly sunshine streams into the interiors of this oversized one-bedroom apartment in the secure Verve complex. Designed by renowned architects Turner & Associates, the apartment's clean lines, quality finishes and north facing balcony make an ideal market entry or investment in one of Sydney's most sought-after urban village communities.

The sunny contemporary apartment is just 500m to St Peters station and a short walk to South King Street's renowned dining hub. Enjoy a relaxed lifestyle with a pocket park at the doorstep with direct pathway access to the lush open expanse of Sydney Park, a true oasis in the heart of the city.

- Quality building by Turner & Associates, video intercom
- Freshly painted, brand new carpet, large 98 sqm total size
- Bright double bedroom with built-in and balcony access
- Pet friendly building subject to strata approval, security alarm
- Sleek stone-topped kitchen, Smeg gas cooker, dishwasher
- Sun-filled open living with a deep private north-facing balcony
- Stylish bathroom, internal laundry, motorcycle space on title
- Dryer in laundry, landscaped gardens in common area, NBN

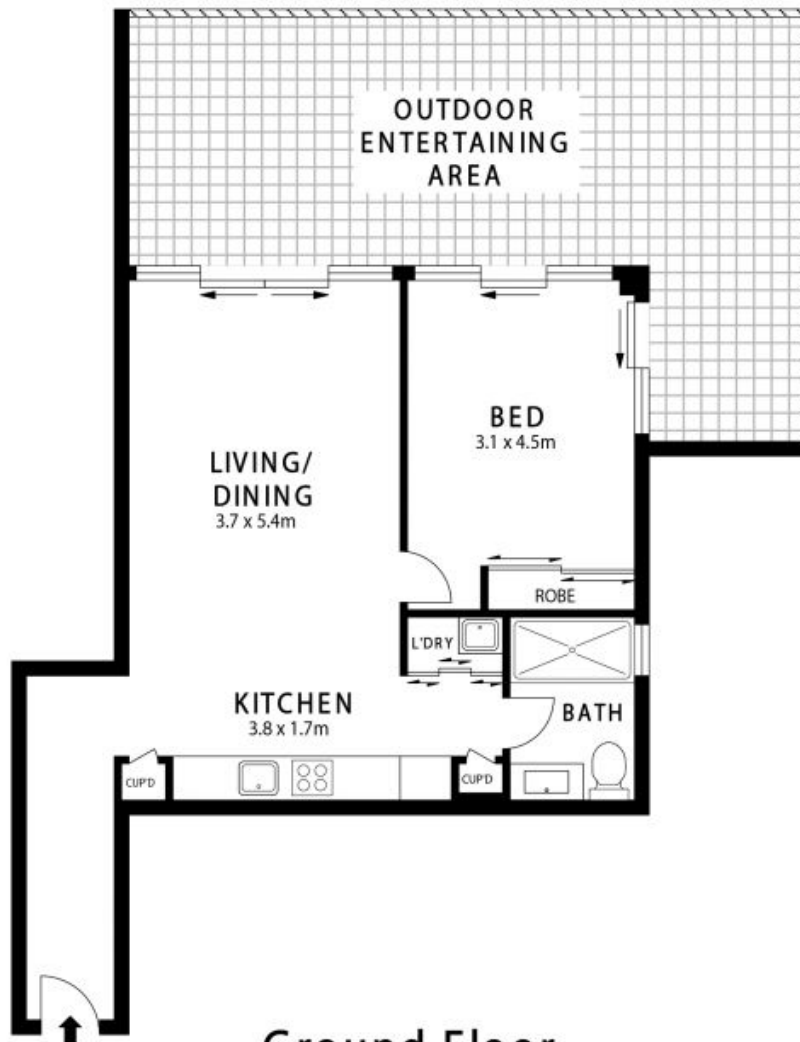
**Price:** SOLD | Time Realty  
**Council Rates:** \$283.00 p/q  
**Water Rates:** \$150.22 p/q  
**Strata Rates:** \$1,118.50 p/q

**Adam Scappatura** **Frank Settineri**

0413 355 481

0414 889 319

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Internal	55 sqm
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