



21/52a Nelson Street Annandale, NSW



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## Top floor apartment with light, space & views

Gazing North and occupying the whole top floor this generously proportioned apartment is perfectly positioned to enjoy the best that this premier location has to offer.

Located in the sought after Piano Factory it features extra-large proportions throughout and a great sense of privacy to make an easy living retreat dedicated to relaxed living and entertaining. Boasting a flowing design with formal dining room as well as a large open plan lounge and dining layout that leads onto a wide North facing terrace that soaks up the sun and views.

Sleeping accommodation consists of three generously sized bedrooms, all featuring built-in robes with access to balconies plus ensuite in main. A well designed and equipped kitchen with stone bench tops, quality appliances and plenty of storage plus two car spaces located just outside the apartment adds to the comfort and convenience of this superb apartment.

This unique property delivers the perfect low maintenance package which will appeal to young families, up-sizers or professionals looking for a house alternative in a quiet Annandale address that...

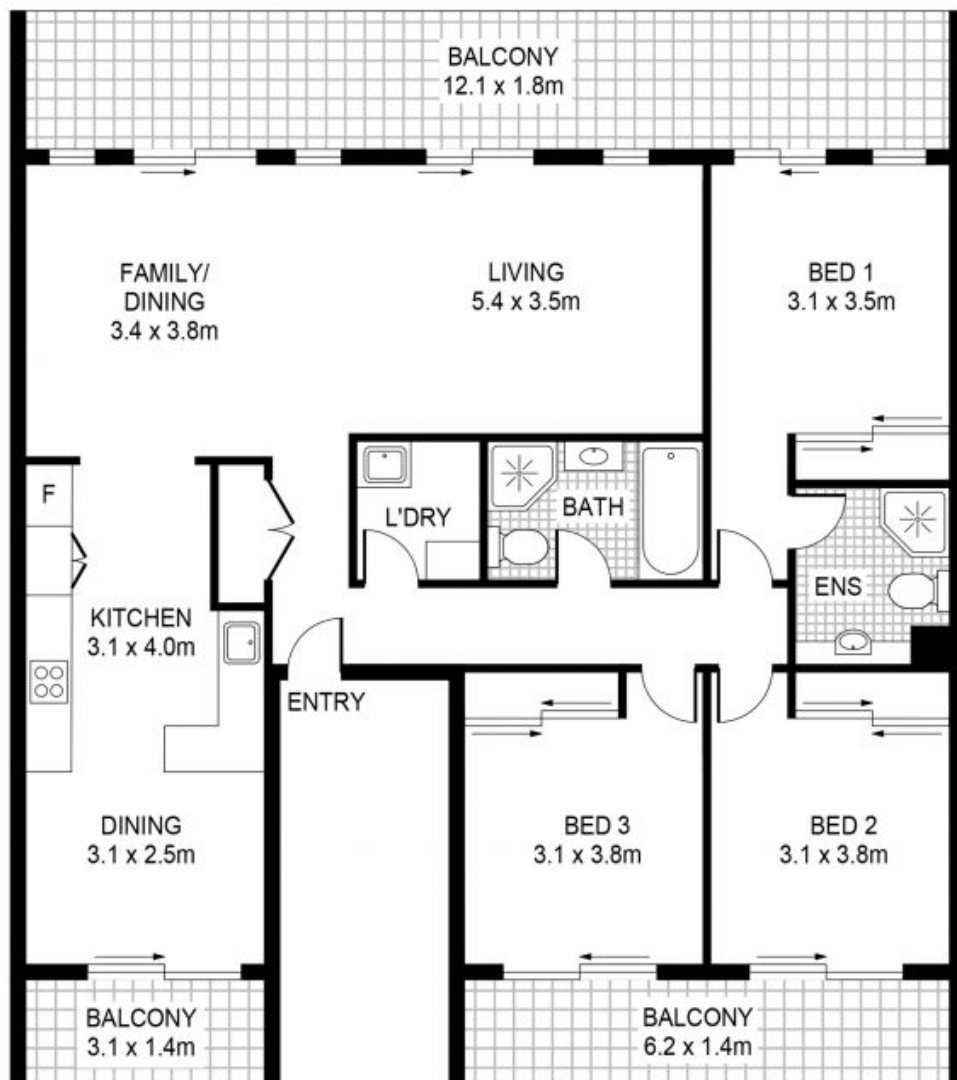
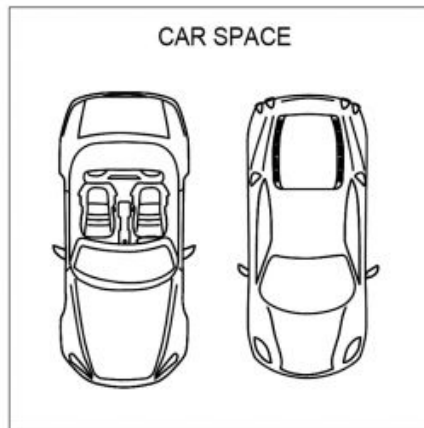
**Price:** For Sale | Time Realty  
**Council Rates:** \$332.00 p/q  
**Water Rates:** \$158.00 p/q  
**Strata Rates:** \$2,576.35 p/q

- Bright, breezy open layout with generous lounge and dining areas
- Wide entertainment terrace enjoying views with Northerly aspect
- 3 Large bedrooms with built-ins, two bathrooms & three balconies
- Well-equipped gas kitchen with stone benchtops, internal laundry
- Two car spaces on title, swimming pool, spa, gym and tennis court
- Walking distance to transport, shops, schools, cafes, parks & more

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

0413 355 481

0414 889 319



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



21/52 Nelson Street  
**ANNANDALE**

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**time**