

# 106/1 Cullen Close, Glebe, NSW 2037

## Apartment For Sale

Tuesday, 27 February 2024

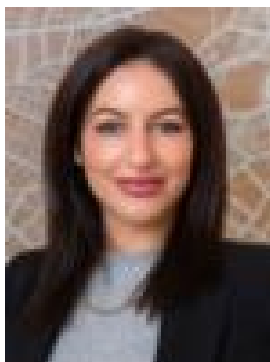
106/1 Cullen Close, Glebe, NSW 2037

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 76 m2**

**Type: Apartment**



Emma Symonds

## Buyers Guide \$900,000

Part of the sought-after, community-focused Harold Park complex, this apartment is perfect for singles or couples who value an additional space ideal as a home office, nursery or guest room. It enjoys a sizeable terrace for alfresco entertaining and is positioned for a prized cosmopolitan lifestyle within a five-minute stroll to the Tramsheds and ten minutes to trendy Glebe shops, cafes, markets and nightspots. • Desirable ground floor position for those who don't like heights • Seamless open plan indoor/outdoor entertaining, leafy vistas • Gas kitchen, stone bench tops, Miele appliances, dishwasher • Sizeable bedroom with built-in robe and direct terrace access • Versatile home office, nursery or guest room to suit your needs • Fully tiled bathroom, internal laundry facilities, air conditioning • Security entrance, ready to move straight into or rent out now • Step out to parks/walking tracks/buses, 7-min stroll to light rail This property has the current lease opinion of \$750 - \$800 per week. Mirvac developments are designed with exceptional environmental and social performance in mind, reflecting our pledge to deliver projects that meet the highest sustainability standards. Mirvac buildings are designed and constructed to meet the requirements of BASIX, the Residential Flat Design Code, and Mirvac's own standards for apartments. There are 16 visitor parking and 5 car share spaces. Water – Target: BASIX + 25% Energy – Target: BASIX + 25% Thermal Comfort – 5.0 Stars Outgoings • Council \$295 pq • Water \$180 pq • Strata \$939 pq