



**309, 18 Park Lane, Chippendale**



### One Bedroom in Central Park with Parking

Experience city living at its finest in this remarkable one bedroom apartment with parking. Nestled amidst lush parks, vibrant cafes, acclaimed restaurants, and a bustling shopping center, this residence offers unparalleled convenience. A leisurely stroll will lead you to the heart of Sydney CBD, Spice Alley, esteemed educational institutions like Sydney University, UTS, and TAFE, cultural gems such as the White Rabbit Gallery, and iconic landmarks including Darling Harbour and Central Station.

#### Property Highlights:

- Enclosed balcony/winter garden with bi-folding doors seamlessly extending the living area
- Well-appointed open-plan kitchen complete with gas cooking, stone-top kitchen island and premium appliances
- Spacious bedroom with built-in robes
- Ducted conditioning, internal laundry with plenty of cabinetry
- Secure building with intercom system, lift access, and 24-hour concierge
- Exclusive resident amenities including a world-class gym with pool and spa
- The rooftop garden beckons with BBQ facilities and a Jacuzzi, perfect for hosting memorable gatherings
- Central Park Mall at your doorsteps, plenty of cafes and restaurants are within reach

Strata Levies \$2,100 pq approx

Water \$270 pq approx

Council \$308 pq approx

Rent Potential \$1,000pw

On behalf of Greencliff Realty and the owners, we are excited to invite you to one of our upcoming open homes. Alternatively, feel free to contact William Chen at 0430 026 436 to arrange a private inspection.

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**Price** Auction Guide \$660,000  
**Property Type** Residential  
**Property ID** 7411  
**Land Area** 50 m<sup>2</sup>

#### Inspection Times

- Thu 03 Apr, 12:00 PM - 12:30 PM
- Sat 05 Apr, 2:00 PM - 2:30 PM
- Thu 10 Apr, 12:00 PM - 12:30 PM
- Sat 12 Apr, 2:00 PM - 2:30 PM
- Thu 17 Apr, 12:00 PM - 12:30 PM
- Sat 19 Apr, 2:00 PM - 2:30 PM

#### Agent Details

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#### Office Details

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