



**44/278 Sussex Street Sydney NSW**

**2**  **1**  **1** 

Perfectly positioned in the city hub between Town Hall and Darling Harbour, with easy walking distance to trendy Cockle Bay; close proximity to shopping and all Sydney's best attractions, this delightful well-maintained 2 bedroom apartment is ideal for home buyers or investors seeking an entry into one of Sydney's most prized mid town location.

**Building Size** : 79 sqm  
**View** : <https://www.srmetro.com.au/sale/nsw/sydney-city/sydney/residential/apartment/5716509>

Large combined living dining flow to east facing balcony  
 Open plan kitchen with electric appliances  
 Exceptional large main bedroom  
 79sqm living space in refreshing morning sun  
 Air conditioning plus security car space on title  
 Recreational facilities include roof top terrace and outdoor pool.



**Paul Ding**  
**02 9283 2832**

Strata Levies: \$1,805 qtr approx  
 Council Rates: \$306 qtr approx

<https://www.srmetro.com.au>



APARTMENT  
APPROX. FLOOR  
AREA 79.0 SQ.M.



SECURE CAR SPACE  
APPROX. FLOOR  
AREA 15.0 SQ.M.

TOTAL APPROX. FLOOR AREA 94.0 SQ.M.  
Measurements are approximate. Not to Scale. For Illustrative purposes only.