

# 1/38 Morton Street, Wollstonecraft

## Frequently Asked Questions

<b>SALE METHOD</b>	Off-Market Opportunity
<b>CONFIGURATION</b>	1 bed   1 bath   1 car
<b>SIZE</b>	Living (inc outdoor): 122sqm, Parking: 15sqm
<b>OUTGOINGS</b>	Council: \$1,332pa    Water: \$817pa    Strata: \$1,073pq
<b>RENTAL ESTIMATE</b>	\$900-\$950 per week (approx)
<b>HEATING &amp; COOLING</b>	Air conditioning and ceiling fan
<b>FEATURES</b>	<ul style="list-style-type: none"><li>- Flowing open interiors spill out to wraparound tropical alfresco</li><li>- Floating timber floors, Air-con, ceiling fan, plantation shutters</li><li>- Sun-drenched north aspect with lush landscaped gardens</li><li>- Stone galley kitchen with Miele gas cooktop, oven and storage</li><li>- Generous bedroom with plentiful storage and a leafy aspect</li><li>- Contemporary ensuite with quality finishes and clean lines</li><li>- Large internal laundry with extra storage and work space</li><li>- Secure boutique block of eleven, intercom, recently painted</li><li>- Oversized secure car space with storage and level lift access</li></ul>
<b>TRANSPORT + LIFESTYLE</b>	<ul style="list-style-type: none"><li>5 min (200m) walk to Wollstonecraft Station</li><li>6 min (2.7 km) drive to North Sydney Greenwood Plaza</li><li>7 min (2.3 km) drive to Crows Nest Village</li><li>8 min (3.0 km) drive to Royal North Shore Hospital</li><li>9 min (650m) walk to Berry Island Reserve</li><li>17 min (1.1 km) walk to Waverton Train Station</li><li>17 min Drive to City CBD</li></ul>
<b>SCHOOL CATCHMENT</b>	<ul style="list-style-type: none"><li>St Aloysius' College</li><li>Loreto Kirribilli</li><li>North Sydney Demonstration School</li><li>Cammeraygal High School</li><li>North Sydney Boys High School</li><li>North Sydney Girls High School Shore School</li><li>Wenona</li><li>Monte Sant' Angelo Mercy College</li></ul>

All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement.