

**11/1 Barr St, Camperdown, NSW, 2050**

**Apartment For Sale**

Friday, 13 December 2024

11/1 Barr St, Camperdown, NSW, 2050

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Split level apartment with views

Designed by renowned architects and set over two levels, this chic apartment offers the ultimate in design features.

Features include:

- Open plan living/dining with polished concrete floors flowing onto terrace balcony
- Gourmet kitchen with Caesar Stone benchtops plus revolutionary mobile island bench and stainless steel appliances
- Two double bedrooms, both with ensuite bathrooms and built ins.
- Superbly appointed bathrooms
- Separate laundry with guest powder room
- Security car space plus designated storage cage on title

Low maintenance building facilities include a rooftop lap pool and BBQ area.

The innovative Biscuit Factory Soho District was developed on the site of the former Weston's Biscuit Factory, which operated since the 1920's.

The Biscuit Factory's incredibly central location provides the gateway to the inner west while being only 5 minutes from the Sydney CBD. Moments from Annandale Village, vibrant King Street, RPA Hospital, Sydney Uni, Norton Street/Little Italy, the Fish Markets and local parks.

Rental potential - \$900 per week

Unit - 112 sqm including balconies

Parking - 14 sqm

Storage cage - 2 sqm

Total sqm on title - 128 sqm

Council rates \$289 per quarter

Strata rates \$2338 per quarter

Strata Report available here <https://harrispartners.com.au/property/unit-nsw-camperdown-1p3416#strata-report>