

**610/1 Wharf Rd, Gladesville, NSW, 2111**



**Apartment For Sale**

Thursday, 31 October 2024

610/1 Wharf Rd, Gladesville, NSW, 2111

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Luxe 2 Bedroom Apartment With River Views!

Situated on the 6th floor of the award-winning Wharf Square Complex, this stylish and sophisticated urban pad awaits in the heart of Gladesville! Boasting water views and packed with premium inclusions, this chic abode is suitable for buyers seeking a relaxed, low-maintenance urban lifestyle.

Presenting like new, modern interiors welcome you on arrival, finished in a fresh, neutral palette which accentuates the striking timber floors. An open plan lounge and dining room spill out onto a fully enclosed winter garden, offering you a peaceful setting to enjoy a morning cuppa or a lazy Sunday brunch while you take in the spectacular river outlook. The budding chef will be delighted with the intuitive kitchen which showcases sleek handleless cabinetry, stone benchtops, an integrated dishwasher, a mirrored splashback and European stainless steel appliances including a gas cooktop.

Both bedrooms feature built-in robes for added storage and are serviced by a deluxe main bathroom with shower over bath. Other value-adding extras include an internal laundry, basement car space, storage cage and split system air-conditioning. For peace of mind, the secure complex appreciates lift access and video intercom. A unique inclusion of this popular complex, is the communal roof top terrace with barbecue facilities - the perfect venue to host your next gathering, impressing your guests with the everchanging landscape that stretches towards the city. Pet-friendly, there's also a landscaped plaza surrounded by lush greenery.

The property is nestled in a quiet pocket close to riverside parklands and walking trails. Victoria Road is a short stroll around the corner and is a hive of activity brimming with retail outlets, shops, cafes, restaurants and services. Local schools are nearby and the home is easily accessible to public transport and the motorway with the drive to the Sydney CBD taking approximately 15-minutes. A sensational first home or a lucrative investment, this one is worthy of your inspection.

### Key Attributes

- Luxury apartment on the 6th floor of an architecturally designed complex
- Fully enclosed winter garden reveals exquisite water views
- Sophisticated gas kitchen equipped with stone benchtops & European appliances
- 2 large bedrooms with BIRs share a main bathroom with shower over bath
- Internal laundry, air-conditioning & timber floors throughout
- Full security, lift access, intercom & basement car space with storage cage
- Communal rooftop terrace reveals panoramic city & river views
- Easy access to transport & highway, 15-minute drive to the Sydney CBD
- Walking distance to Victoria Road shopping, food and dining strip
- Casual stroll to local schools, parklands & riverfront hiking trails

### Outgoings (per quarter):

Strata Levy: \$1,172

Water Rate: \$260

Council Rate: \$325