

**9/133 Mitchell Road, Alexandria, NSW, 2015**



**Apartment For Sale**

Saturday, 11 January 2025

9/133 Mitchell Road, Alexandria, NSW, 2015

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**

## Warehouse cool meets parkside living

Wide open views to Erskineville Oval create a superb backdrop to this boutique apartment in a gateway location on the edge of Erskineville village with local institutions including Bitton Cafe and Grind Pantry footsteps from the door. Quietly positioned to the rear of Lotus Apartments, a boutique collection designed by Environa Studio, the top-floor apartment is housed within a converted warehouse in a prime city fringe location with South Eveleigh's tech hub and Merivale's The Alex at one end of the street and Sydney Park at the other. Huge open living space, two private bedrooms and a sheltered loggia for all-weather entertaining make a perfect home for the urbanite just 750m to Erskineville station and a quick trip into the CBD. Ideal for those who love the pulse and energy of inner city living or as a standout investment, the 90sqm approx apartment's clean lines and industrial accents sit comfortably in its fashionable urban village location.

- Best position in a secure collection of 9 with lift access
- Top floor to the quiet rear with a wide open outlook
- Views from Erskineville Oval to South Eveleigh tech park
- Entry hall with streamlined cabinetry, reverse cycle air
- 2 double bedrooms with built-ins, main opens outdoors
- Huge open living space with a private loggia-style balcony
- Panoramic views, lovely by day and spectacular at sunset
- Streamlined stone-topped gas kitchen, Miele appliances
- Contemporary bathroom and a full-sized internal laundry
- Gas heating bayonet, security intercom, Roman blinds
- Secure bike storage, affordable levies, high rental demand
- 750m to the station and South Eveleigh's lively eat street
- Rates: Water \$176pq, Council \$298pq, Strata \$1800pq (All approx.)

Contract Shaun Stoker 0424 172 217

Moira Verheijen 0414 343 995

Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))