

**11/17-37 Lawrence Street, Alexandria, NSW, 2015**

**House For Sale**

Wednesday, 20 November 2024

11/17-37 Lawrence Street, Alexandria, NSW, 2015

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contemporary residence / cusp of Erskineville & Sydney Park

An oasis of leafy tranquility at the heart of Sydney's bustling Inner-City lifestyle.  
Located on Level 2 of a boutique low rise complex of 32 residences with central gardens

The perfect lifestyle choice or sought-after rental in this popular urban village, surrounded by artisan bakeries, boutique breweries, patisseries, coffee shops and a world of dining options, moments to parks, a short stroll to Erskineville rail and trendy village with easy access to universities and the City.

Light-filled open living flows to sundrenched North-facing balcony

Stone kitchen with SS gas cooktop & oven

2 double bedrooms with built-ins, one with covered balcony

+ Fully tiled bathroom with bath, concealed laundry

+ Front and rear balconies

Central landscaped gardens with communal barbeque facilities

Security entry, secure parking with room for storage shed & visitor parking

Tightly held full brick pet-friendly complex, ideal home or rental

Highly coveted location in one of Alexandria's most sought-after streets

Footsteps to Alexandria Park sports facilities & Erskineville Oval

5 minutes walk to Erskineville and Green Square rail stations

Convenient to Sydney University, RPA Hospital & bus to UNSW

Council rates - \$253.90 per Â¼ approx

Water rates - \$179.90 per Â¼ approx

Strata \$1266.95 per Â¼ approx

Potential rent \$900 per week