

**6/10-16 Epsom Road, Zetland, NSW, 2017**

**MGM MARTIN**

**Unit For Sale**

Friday, 1 November 2024

6/10-16 Epsom Road, Zetland, NSW, 2017

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## MGM MARTIN - WAREHOUSE STYLE ONE BEDROOM APARTMENT

Set in the heart of one of the inner-city's most bustling pockets, this radiant one bedroom loft-style apartment takes advantage of its north-facing setting with double height window walls that pour in sunshine while the upper level retreat is the perfect study or home office.

### What's important to you

- Light-filled interiors culminate in a north facing double height window walls
- Open plan living, dining and kitchen flows to an undercover n-facing balcony
- Contemporary kitchen with stainless steel appliances and dishwasher
- Step up to the elevated bedroom with plush carpet and a built-in wardrobe
- Upper mezzanine level ideal as a home office or retreat with built-in daybed
- Bathroom with a tub, one secure parking space, common rooftop with views

### The local's point of view

- Botany Rd's hub of cafes, florist, newsagency and a liquor store at end of street
- 5 min walk to Matron Ruby Grant Park with playground, cafe, basketball court
- 7 minute walk to the exceptional facilities at the Gunyama Park Aquatic Centre
- Transport is easy with Green Square railway station only a 7 minute walk away
- 8 min walk to Green Square library and Woolworths, 3 min to Anytime Fitness
- Surrounded by trendy eateries including Black Star Pastry and Da Mario Italian