



208/280 Jones Street, Pyrmont

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#### Entry Level Warehouse Apartment with the lot!

- \* Contemporary living behind a Heritage Warehouse Front
- \* Harbour Mill is the former Edwin Davey & Sons Flour Mill site
- \* Stylish, modern one bedroom apartment
- \* Sunny northerly aspect
- \* Spacious living area, Oak timber floors and generous balcony
- \* Integrated quartz kitchen with SMEG gas appliances
- \* Clean and sleek bathroom, oversized rimless shower recess
- \* Ducted air conditioning, full security building
- \* Ample storage cabinetry allocated throughout apartment
- \* Bicycle storage facilities + storage cage and secure parking
- \* Communal entertaining terrace with electric BBQ
- \* Direct access to Light Rail only 100m away
- \* IGA, Coles & Fish Markets within walking distance
- \* Walk to CBD, Darling Harbour & Broadway Shopping Centre.

#### Outgoings:

Strata Levies: \$835 p/q approx.

Water Rates: \$178 p/q approx.

Council Rates: \$255 p/q approx.

**\$685,000**

ID# 11711100188



**Aris Constantinidis**  
0412 393 493

