

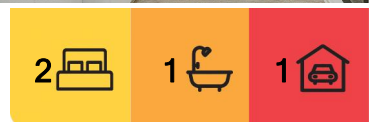
## Surry Hills, 20/471 South Dowling Street

City fringe living with urban sophistication & natural beauty

Exquisite urban oasis, blending the charm of a historic Art Deco building with contemporary comforts and conveniences. The apartment's located on the city fringe offers easy access to cultural landmarks like the Australian Museum and Art Gallery of New South Wales, as well as culinary delights in Surry Hills. Additionally, its proximity to prestigious educational institutions such as Sydney Boys High School and Sydney Girls High School adds to its appeal for families.

The interior features of the apartment, including the newly renovated kitchen with its modern appliances and ample storage space, add to its allure. The inclusion of a large built-in wardrobe in the master bedroom and secure parking further enhances its practicality and comfort.

This apartment offers a luxurious yet convenient lifestyle, catering to those who appreciate both urban sophistication and natural beauty. The proximity to Moore Park and Centennial Park provides residents with opportunities for leisurely strolls and outdoor activities, offering a refreshing escape from the urban hustle and bustle. Easy access to Sydney



**For Sale**  
For Sale

**View**  
[ljhooker.com.au/SGYHJX](http://ljhooker.com.au/SGYHJX)

**Contact**  
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**LJ Hooker Gordon**  
**(02) 9496 8000**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

CBD on foot, via bus & light rail service, and walking distance to the Central Station and Chinatown.

- Fully renovated apartment with north-east aspect
- Brand new kitchen with large pantry, lots of storage
- New built-in-wardrobe in the bright master bedroom
- Fresh painting, new quality hybrid flooring throughout
- Secure building with dedicated car space & lift access
- Stroll to Darlinghurst restaurants, bars, shops & library
- Close to Sydney Boys & Sydney Girls High, Australian Music Institute
- The SCG, Entertainment Quarter, light rail at footsteps away
- Easy access to UNSW, UTS and USYD, via buses or light rail
- Short drive to Bondi Junction Westfield, Bondi beach

Outgoings:

Council rate: \$295 p.q approx.

Water rate: \$178 pq. approx.

Strata levy: \$1,809 p.q approx.

Rental expectation: \$800 - \$850 pw.

DISCLAIMER: All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## More About this Property

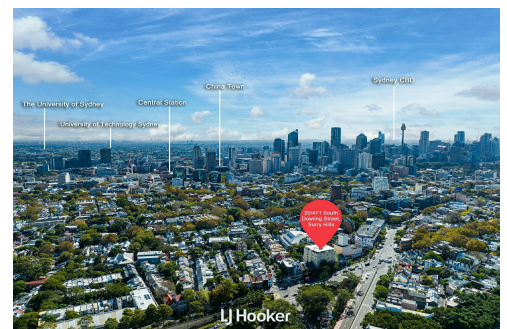
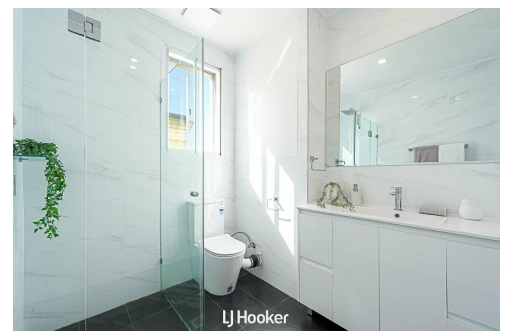
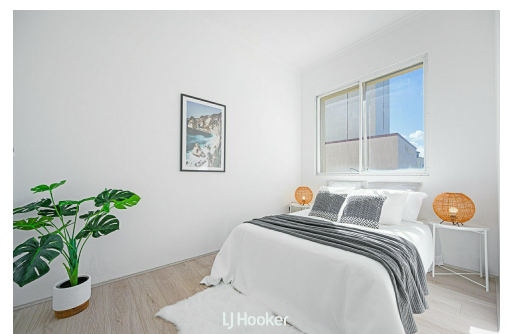
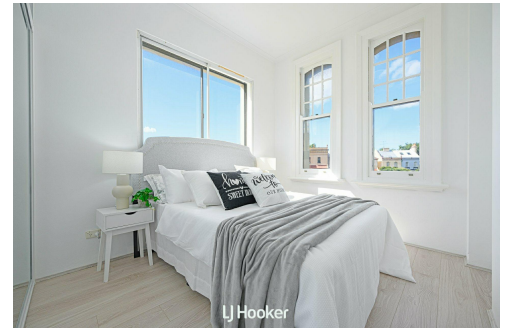
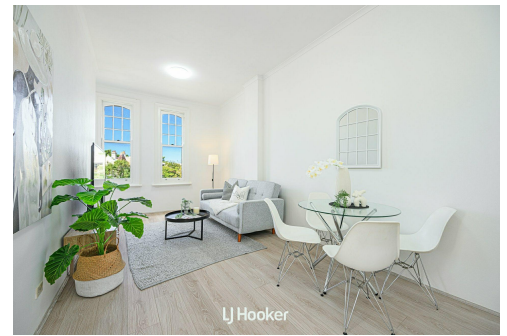
<b>Property ID</b>	SGYHJX
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1) Intercom Dishwasher Floorboards Built-in-Robes Secure Parking

**Tom Gu 0411 828 736**

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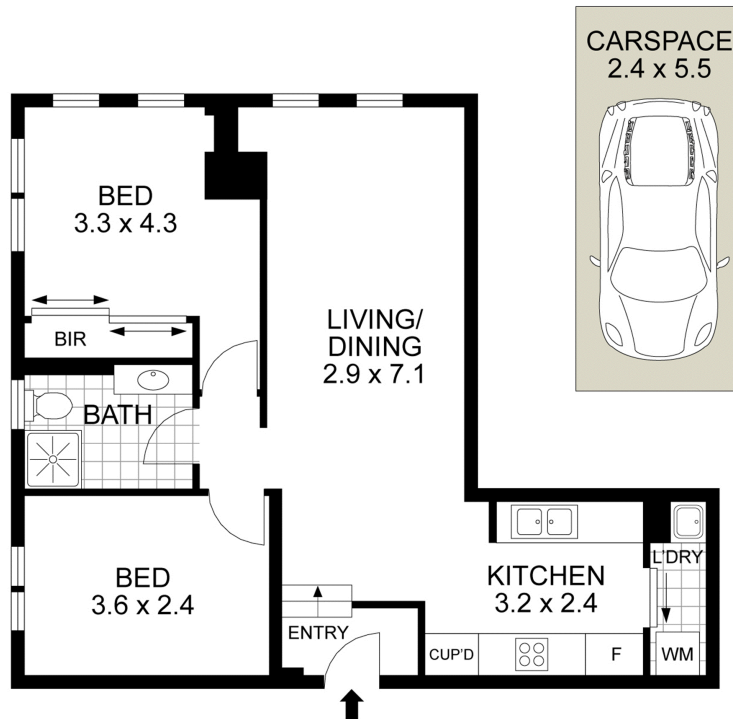


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Internal: 64m<sup>2</sup>(Approx.)  
Carspace: 13m<sup>2</sup>(Approx.)  
Total Size: 77m<sup>2</sup>(Approx.)



LJ Hooker Gordon