

4058/185 Broadway, Ultimo

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## A place to live, study and play !

Immersed right in the heart of the vibrant university precinct, this furnished studio apartment is perfect for astute investors looking for a high rental return and the potential for capital growth, as well as parents seeking accommodation for their university bound children. &thinsp;

- Complete with own kitchenette and bathroom
- Mezzanine level providing additional storage area
- Heritage characters such as high ceiling and exposed timber columns
- Fully equipped business centre, TV lounges, kitchen and laundry facilities
- Study area and library, games and billiard room, broadband internet access
- Peace of mind with 24-hour security, perfect place to live and study
- Surrounded by universities with a strong demand for student accommodation
- Opposite Broadway Shopping Centre and Sydney University
- Leisure walk to Central Station, the Sydney CBD and Chinatown
- 17 m2 of living space and expected rent of \$500 per week

Auction: On site Saturday 9th November at 3:45pm

Contact: John Zheng on 0408 330 118

**FOR SALE**

Please Call

**AGENTS**

John Zheng

0408 330 118

john.zheng@ljhooker.com.au

**AGENCY**

LJ Hooker Pymont

(02) 9660 8933

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.

 **LJ Hooker**

Strata levy: \$2,427 pq  
Council rate: \$255 pq  
Water rate: \$179 pq

## MORE DETAILS

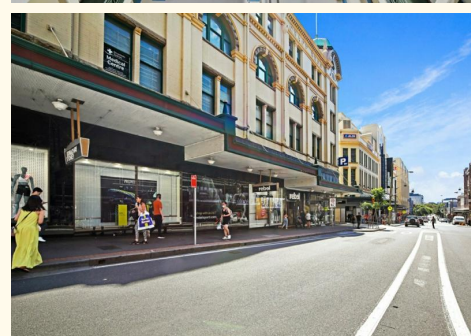
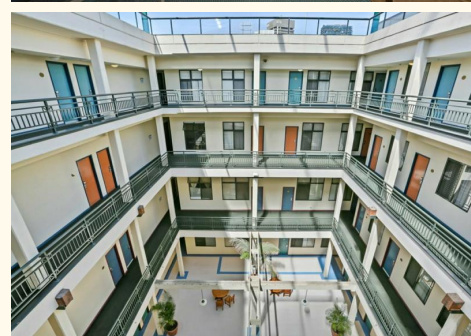
Property ID	SC3GNZ
Property Type	Unit
Including	Ensuite Laundry kitchen

every level

study centre and communal games room on

**John Zheng 0408 330 118**  
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