



## Ultimo, 4070/185 Broadway

Your wealth starts here !

Immersed right in the heart of the vibrant university precinct, this one bedroom loft style 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;

- Generous living area overlooking Victoria Park and University of Sydney
- Complete with its own kitchenette, laundry facility and bathroom
- Generous sized bedroom on mezzanine level accommodating 2 single beds
- Positioned on the top floor with abundance of natural light
- Reverse cycle air conditioning, expected rent of \$550 per week
- Rooftop BBQ area with stunning city and district views, games and billiard room
- Fully equipped business centre, TV lounges, kitchen and laundry facilities
- Library and study area, NBN internet access
- Peace of mind with 24-hour security, perfect place to live and study

1 1 0

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/SA1GNZ](http://ljhooker.com.au/SA1GNZ)

**Contact**  
**John Zheng**  
0408 330 118  
[john.zheng@ljhooker.com.au](mailto:john.zheng@ljhooker.com.au)

**LJ Hooker**

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**LJ Hooker Pyrmont**  
**(02) 9660 8933**

- Positioned in landmark heritage Grace Bro building
- Surrounded by universities with a strong demand for student accommodation
- Opposite Broadway Shopping Centre and a leisure walk to Central Station, the Sydney CBD and Chinatown

Auction: On site Saturday 10th August at 1:30pm  
 Contact: John Zheng on 0408 330 118

## More About this Property

Property ID	SA1GNZ
Property Type	Unit
Including	Air Conditioning

**John Zheng 0408 330 118**  
 Director, Licensee | john.zheng@ljhooker.com.au

**LJ Hooker Pyrmont (02) 9660 8933**  
 461 Harris Street, ULTIMO NSW 2007  
 pyrmont.ljhooker.com.au | pyrmont@ljhooker.com.au

