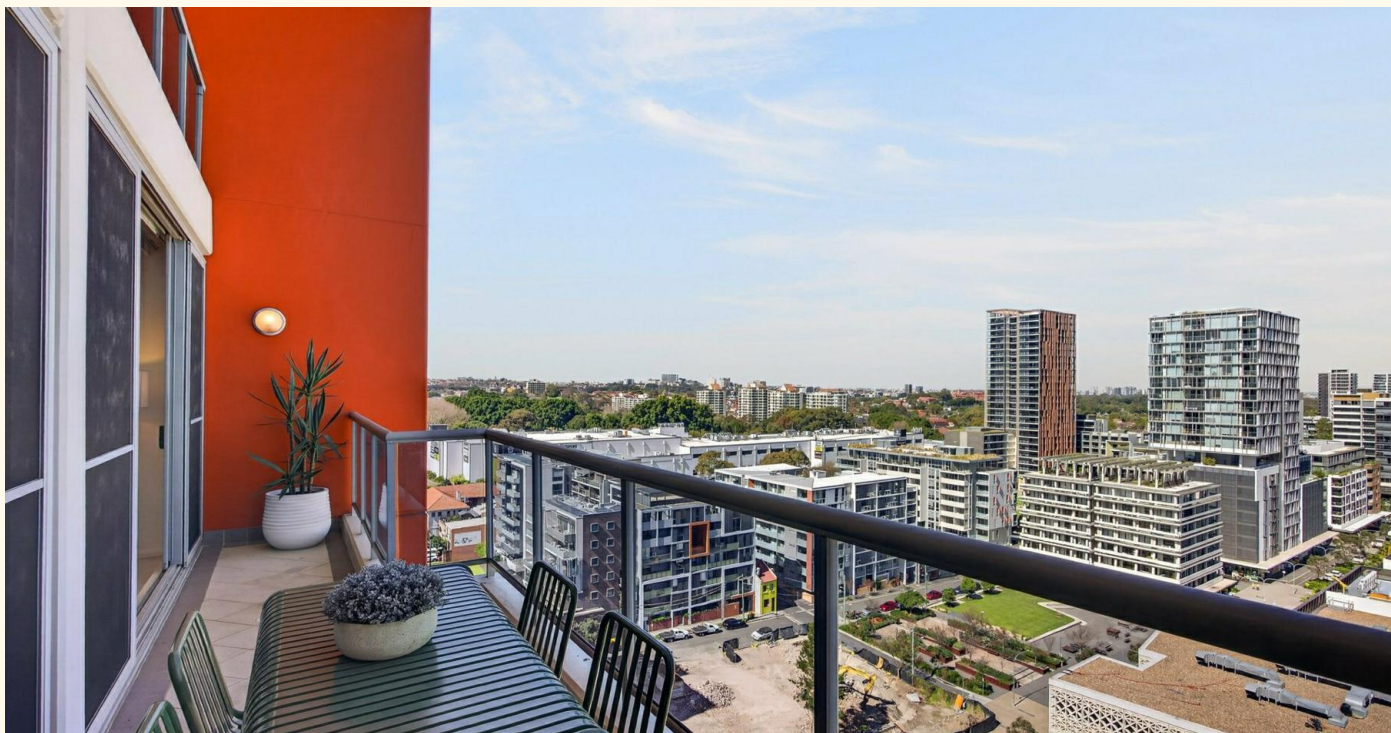




1605/6 Lachlan Street, Waterloo

High Above. Front Row. On the Edge of Everything.

High Above. Front Row. On the Edge of Everything.

Sixteen floors up, Waterloo looks different. Wide district views stretch from the living room, balcony and main bedroom, with an elevated position, natural light and open outlook that make this apartment feel bigger, brighter and far removed from the streets below.

Apartment 1605 occupies one of the highest residential positions in the immediate precinct, directly alongside Cameo's penthouse. Inside, every metre is put to work. Living and dining flow effortlessly outdoors, the main bedroom opens to the same outlook, and bedroom two shifts easily between a child's room, nursery or home office.

As the afternoon draws to a close, the balcony takes on a different character. Golden light washes across the outdoor entertaining area, with spectacular sunsets stretching towards the western horizon. It's an outlook that changes throughout the day and one best appreciated in person.

For investors, the numbers are equally appealing. The previous tenant has expressed written interest in renting the apartment at upwards of

2 1 1

FOR SALE

For Sale | \$775,000

VIEW

By Appointment

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AGENCY

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Interested parties must rely solely on their own enquiries.



\$850 per week. At the current asking range of \$755,000—\$795,000, this represents an indicative gross rental yield of approx 5.6%.

But the real story is where Waterloo takes you from here. This is Waterloo leaning east, and moving fast. Its industrial character is being carried into a new generation of precincts, parks, laneways and places to eat. Danks St District is underway. Waterloo Metro has redrawn the commute. Wunderlich Lane is already open.

East Redfern for coffee. Surry Hills for dinner. Centennial Parklands for a morning lap. The Meriton shopping precinct handles the everyday, while Moore Park, Allianz Stadium, Green Square and the CBD are all within easy reach.

Secure parking and storage are on title. Downstairs, the Crown Square Aquatic Centre offers three indoor pools, a spa and sauna, with a fully equipped gym completing the picture.

A high-floor two-bedroom apartment with the penthouse next door and Sydney stretched out in front of you. Whether you're looking for a home above it all or an investment with compelling rental potential, the outlook from the top comes without the price usually attached.

Property highlights

Elevated level 16 position alongside Cameo's penthouse

One of the highest residential positions in the immediate precinct

Wide district views and spectacular sunset outlooks

Open-plan living and dining flowing onto the balcony

Generous outdoor entertaining area with afternoon sun

Stone-topped kitchen with gas cooking and dishwasher

Main bedroom with built-in wardrobe and direct balcony access

Flexible second bedroom, nursery or home office

Integrated internal laundry

Air conditioning throughout the apartment

Secure parking and storage on title

Indicative gross rental yield of 5.6%—5.9% based on potential rent of \$850 per week at the current asking range

Crown Square Aquatic Centre with three indoor pools, spa and sauna

Fully equipped residents' gymnasium

Two large, high-speed lifts

Close to East Redfern, Surry Hills, Centennial Parklands and Wunderlich Lane

Easy access to Waterloo Metro, Green Square, Moore Park, Allianz Stadium and the CBD

MORE DETAILS

Property ID	2DYHYY
Property Type	Apartment
House Size	113 m2
Including	Air Conditioning
	Toilets (1)
	Intercom
	Pool
	Balcony
	Gym
	Dishwasher
	Built-in-Robes
	Secure Parking
	Area Views
	Car Parking - Basement
	City Views
	Close to Schools
	Close to Shops
	Close to Transport

Fraser Clarkson 0400 435 439

Property Partner | fraser.clarkson@ljhdoulebey.com

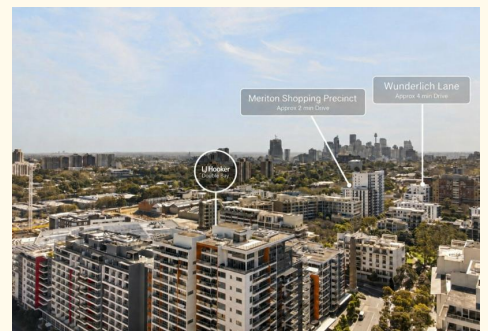
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Residence

1605/6 Lachlan Street
Waterloo

2 Bed

1 Bath

1 Car

Internal 77m²

Balcony 18m²

Car Space 13m²

Storage 5m²

Total 113m²

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This location map is provided for illustrative purposes only and is not intended to be a precise representation of property boundaries, distances, locations or geographical features. All locations and measurements shown are approximate and should be independently verified. Carbon Common makes no representation or warranty as to the accuracy, completeness or currency of the information shown. This map is not a survey and should not be relied upon for legal, planning, construction or other professional purposes.



1. Residence
2. Central Station
3. Royal Randwick Racecourse
4. Prince Alfred Park
5. Crown Street
6. Supa Centa Moore Park
7. Surry Hills Light Rail
8. Green Square
9. Gunyama Park & Aquatic Centre
10. Moore Park



Key Map

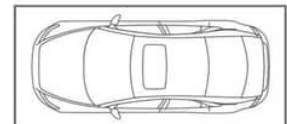
NORTH ↑



Level 16



Storage Cage



Car Space