





## 3409/91 LIVERPOOL STREET SYDNEY

Prestigious Two Bedroom North West Corner with Winter Garden and Two Car Spaces

2  2  2 

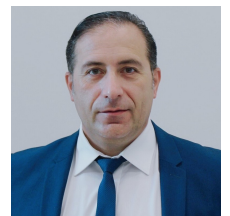
Price : \$ 1,550,000

Office Address : Ground floor, 299 Sussex Street Sydney

Phone : 9056 0808



**Evon Shi**  
0404808310



**Jim Triantos**  
0424808189



## SOLD AT FIRST INSPECTION

World Tower is one of Sydney's most stunning high rise buildings designed by Architects Nation Fender Katsalidis.

Apartment 3409 is perfectly positioned on the North West Corner with open views to the west over Darling Harbour and to the north over Sydney Town Hall, The Queen Victoria Building and the proposed George Street Pedestrian precinct.

Total 134 square meters (apartment 98 square meters, two carspaces & storage 36 square meters)

One of the best floor plans in the building, the apartment has two generous bedrooms, an open plan living room.

Two bathrooms, one with a double bath, open balcony and a glass enclosed winter garden.

Ducted air conditioning and internal laundry.

Stylish solid stone overlay benchtops with gas cooktop, rangehood with outside ducting.

Luxury Facilities include indoor heated swimming pool, spa, sauna, gymnasium and private theatre.

Large separate Store room and two valuable car spaces on title.

The building offers 24 hour concierge/security and video surveillance, electronic access security control.

Excellent tenant, lease expires on 25 August 2023 for \$1100 per week.

Approx outgoings:

Strata Levies: \$3192 per quarter

Council Rates: \$303 per quarter

Water Rates: \$166 per quarter

For any enquires, please contact Evon Shi at 0404 808 310 or [evon@esrealestate.com.au](mailto:evon@esrealestate.com.au) or Jim Triantos 0424 808 189 or [jim@esrealestate.com.au](mailto:jim@esrealestate.com.au)

\*\* Note: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*

