



**morton.**

**SYDNEY** 408/45 Shelley Street



In a highly prized setting on the shores of world famous Darling Harbour, this superb 55sqm studio apartment is a residence of undeniable appeal. Perfect for the savvy investor or the professional executive seeking a low maintenance city presence, it is no more than a short stroll to the heart of the CBD.

- A due northern perspective fills the home with sunlight
- Well proportioned with a dedicated bedroom area
- Integrated kitchen is perfect for casual entertaining
- Combined lounge and dining flows to a sunny balcony
- Euro laundry, ducted air conditioning, video intercom
- Immaculately maintained for carefree modern living
- With a rental return of \$510pw unfurnished

**View**

As advertised or by appointment

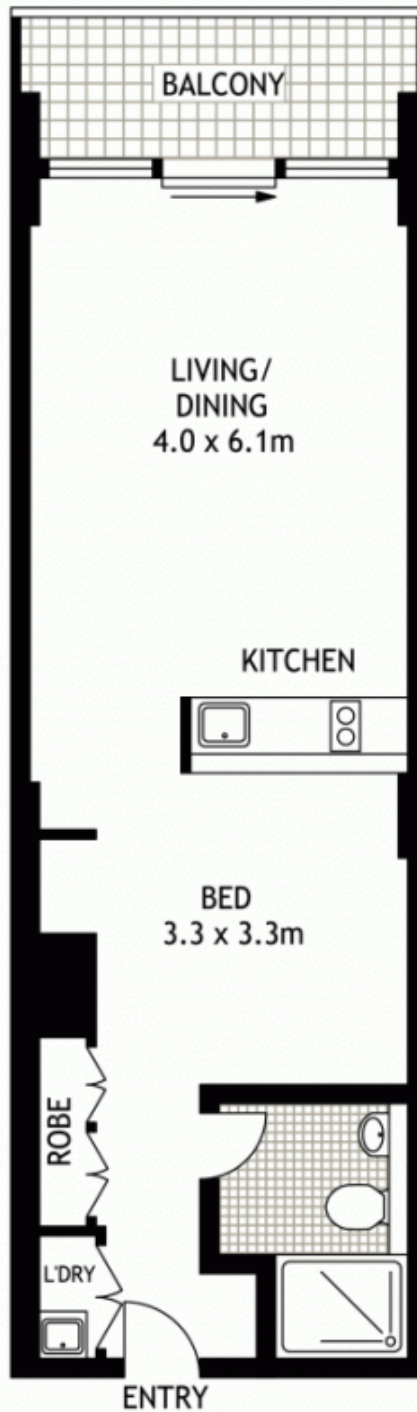
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FOURTH FLOOR



408/45 SHELLEY STREET

SYDNEY

SCAPE Floor Planing Disclaimer: This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantees to the correctness of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.