



**morton.**

**SYDNEY** 401/38 Hickson Road

 2  2  1

A rare opportunity to secure a spacious 2 bedroom in boutique building The Bond in the Northern CBD. Boasting a spacious 107sqm floor plan the apartment has a massive internal storage room which could easily be converted into large work from home study. This light filled apartment is situated on the South West corner with only one common wall and has large windows throughout plus a clever enclosable balcony with adjustable privacy shutters. The open plan living and dining area flows to a modern kitchen with chic stainless steel appliances, integrated dishwasher and caesar stone finishes. There are two large double bedrooms, master with en suite and walk-in robe and additional features include internal laundry, reverse cycle air conditioning, secure parking space and separate lock up storage cage on title. Set in a tightly held building of only 49 apartments within a short walk from The Rocks, Wynyard Station & Walsh Bay with direct access to Kent Street from the rear of the building. Up and coming area with great potential for capital growth and strong demand for corporate tenancies. Expected rental return of approximately \$850 per week unfurnished. Well maintained

**View**

As advertised or by appointment

**Agent**

**Morton RE**

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total area  
107m<sup>2</sup>

internal area  
103m<sup>2</sup>

external area  
4m<sup>2</sup>

basement storage area  
4.5m<sup>2</sup>

parking  
one

apartment 401

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