



# morton.

**Sydney** 704/45 Shelley Street

🛏 3 🚿 2 🚗 2

Perfectly positioned in a prime location, this north and west-facing gem offers an expansive open-plan lounge and dining area that extends onto a balcony. From here, enjoy uninterrupted vistas of Cockle Bay, Darling Harbour, and across the water towards Balmain. This apartment truly embodies the essence of Sydney's prestigious harbourside lifestyle.

- Bedrooms facing the north and open plan living areas facing the west
- Expansive living and dining areas enveloped in floor-to-ceiling glass
- Balcony designed for entertaining, offering iconic views of Darling Harbour
- Modern island kitchen with integrated appliances and generous storage
- Three spacious bedrooms, each fitted with built-in wardrobes
- Master bedroom featuring an ensuite and its private balcony
- Convenient internal laundry, air conditioning, and an intercom system

[morton.com.au](https://morton.com.au)

### Auction

Saturday, 06 Jul 2024, 3:45 pm

### View

As advertised or by appointment

### Agents

#### Ettiene West

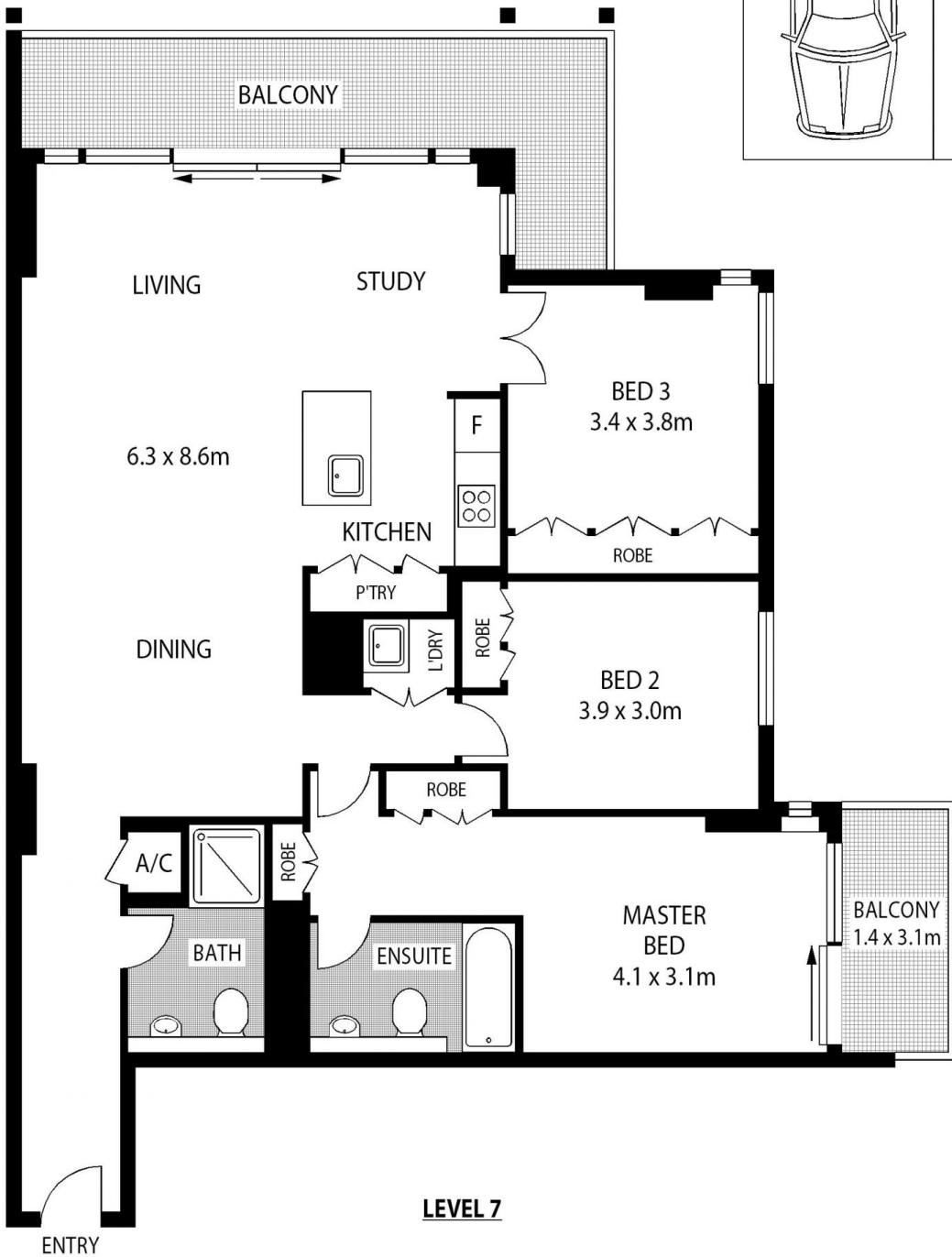
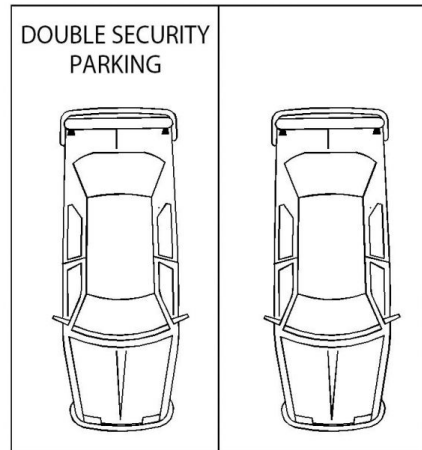
📞 0410 593 749

✉ [ettiene@morton.com.au](mailto:ettiene@morton.com.au)

#### Arman Zounuzy

📞 0410 539 793

✉ [arman.zounuzy@morton.com.au](mailto:arman.zounuzy@morton.com.au)



INTERNAL AREA :- 114 SQM  
 BALCONY AREA :- 17 SQM  
 TOTAL :- 131 SQM

704/45 SHELLEY STREET

SYDNEY

SCAPE Floor Planning Disclaimer: This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantee as 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.