



morton.

Sydney 401/45-49 Shelley Street

 2  2  1

Nestled in the prestigious Kings Street Wharf precinct away from the noise, this versatile apartment boasts a prime waterfront position on the harborside, overlooking lush gardens. With a charming south-westerly aspect, a leafy outlook, and glimpses of water, it creates a serene escape in the heart of the city. Spanning 91sqm, it seamlessly combines light and convenience, making it the perfect urban retreat.

- Gas kitchen featuring an island and spacious pantry for ample storage
- Covered balcony with tranquil garden views and glimpses of water
- Secure basement parking with direct lift access for easy entry
- Internal laundry and ducted reverse A/C providing comfort
- Video intercom system and onsite 24-hour security
- Just a short stroll to ferries, buses, Wynyard Station, and Barangaroo Metro for effortless commuting

Auction

Tuesday, 22 Oct 2024, 6:00 pm

View

As advertised or by appointment

Agents

Ettiene West

 0410 593 749

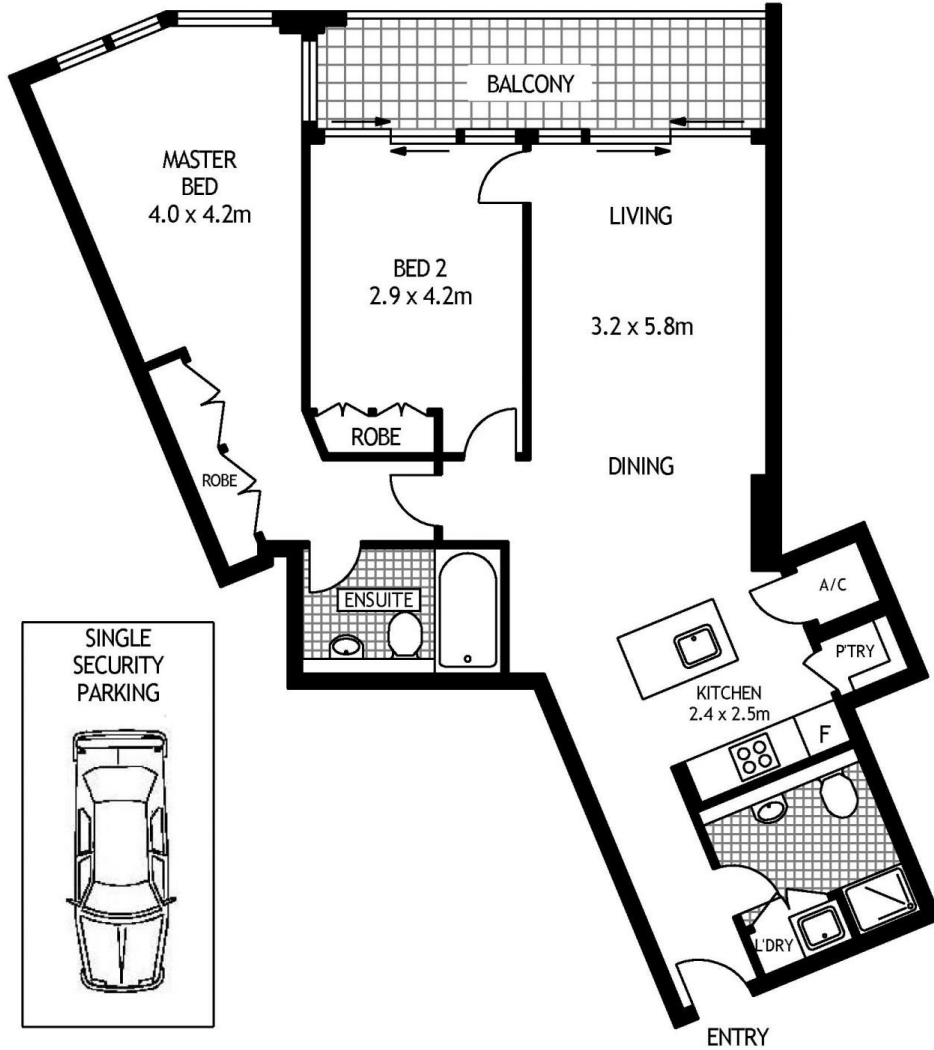
 ettiene@morton.com.au

Arman Zounuzy

 0410 539 793

 arman.zounuzy@morton.com.au

morton.com.au



FOURTH FLOOR



401/45 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.