

35/42-48 Merton St, Sutherland, NSW 2232

Sold - \$960,000

Unit 2  1  1 



## Northern Exposure

Perfectly positioned on the top floor and quietly tucked away from the street, this beautifully renovated apartment delivers style, privacy, and exceptional cross-flow ventilation. With living areas and kitchen balcony oriented to the north and bedrooms privately set to the south, every room enjoys a peaceful, leafy outlook and abundant natural light.

Located within birdsong of the breathtaking Royal National Park and just moments to local amenities and sports facilities, this residence offers a lifestyle of serenity and convenience.

- Stylishly renovated throughout — move-in ready
- North-facing living areas and kitchen balcony
- Private Leafy outlook from every room
- Classic-style opaque internal glass doors throughout
- Premium Miele induction cooktop and kitchen appliances
- Modern bathroom with separate bath and shower
- Bathroom also features natural window ventilation
- Storage-laden internal laundry with separate second toilet
- Only one common wall offering top-floor privacy
- Private entrance located within a well-maintained complex
- Secure basement single lock-up garage

Offering a rare combination of refined interiors natural light, and tranquil surroundings, this top-floor retreat is ideal for professionals, downsizers, or anyone seeking low-maintenance living without compromise.

Strata - \$945 per ¼  
Water - \$199 per ¼  
Council - \$400 per 1/4

### Listed By

Sham Watkins

Mobile: 0409 286 652

### Open for Inspection

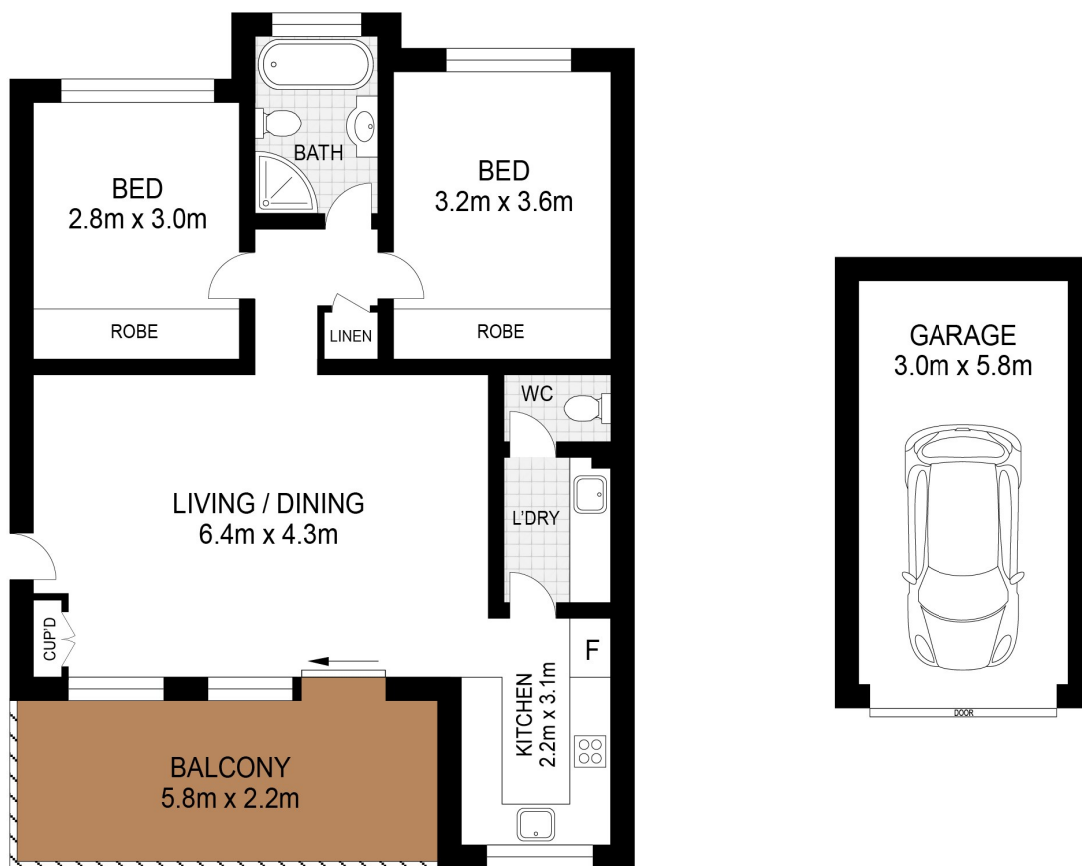
By Appointment.

### Property Features

- Top Floor
- North Aspect



Floorplan



35/42 Merton Street, Sutherland

**Disclaimer:** Floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person or company using this information other than as a guide should always rely on their own enquiries. Proudly supported by [www.mypropertymedia.com.au](http://www.mypropertymedia.com.au)