



# morton.

**Sydney** 613/45 Shelley Street

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Embodying an effortless style, comfort and convenience, this inviting residence defines relaxed city living. Flowing over an impressive 95sqm and well configured throughout, the home is ideally positioned in what is universally acknowledged to be a blue ribbon harbourside community.

- Open plan lounge and dining
- Double bedrooms, master has ensuite and walk in robe
- Immaculate gas kitchen with Corian benches
- Ideal floorplan with bedrooms on separate wings
- Separate laundry, ample storage, ducted AC
- Sold fully furnished, video intercom, secure car space
- Just a walk to Wynyard train station, ferries, theatres and parklands
- Great rental return, currently leased for \$920 pw

## View

As advertised or by appointment

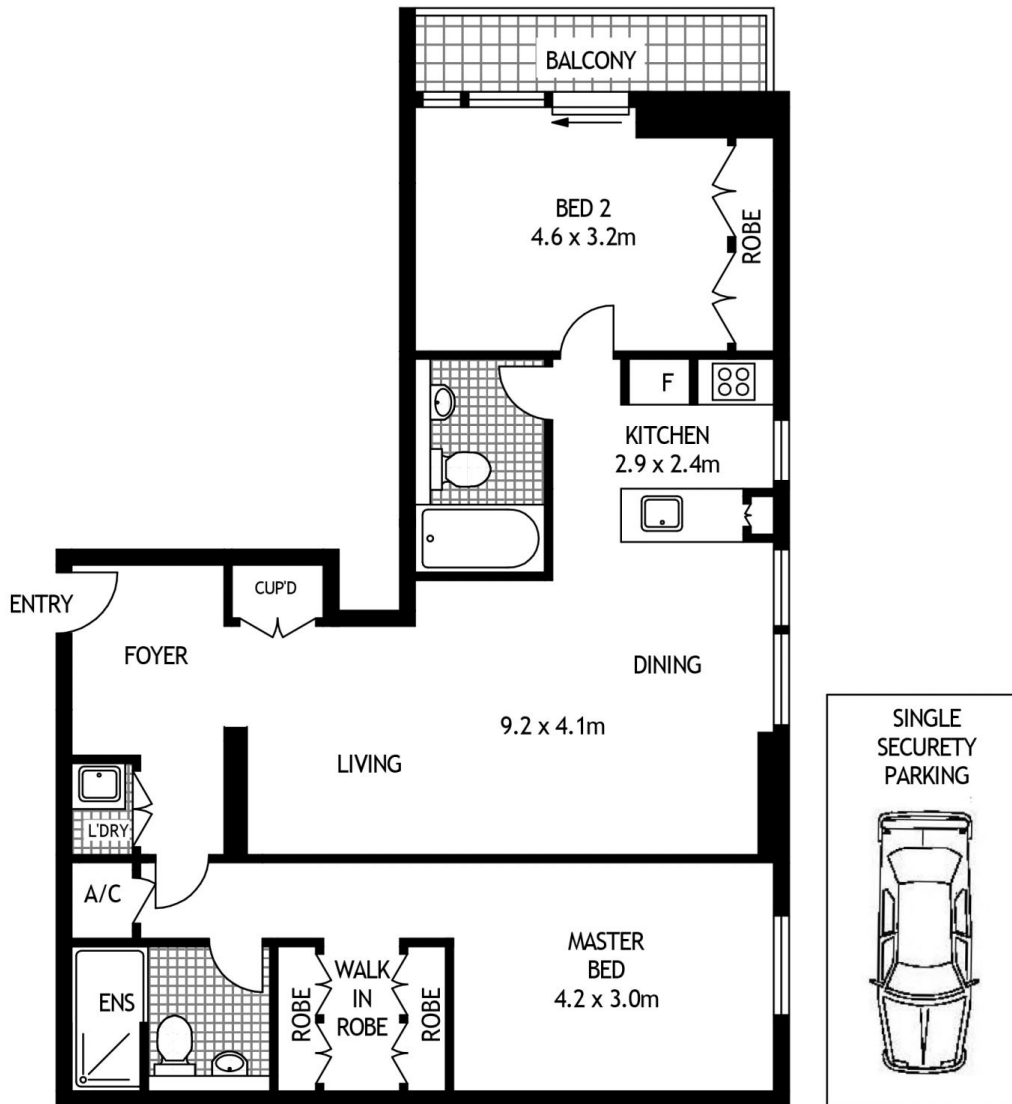
## Agent

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LEVEL SIX



613/45 SHELLEY

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.