

**1/12-14 Merlin Street, Neutral Bay, NSW 2089**

**Raine&Horne.**

**Sold Apartment**

Monday, 14 August 2023

1/12-14 Merlin Street, Neutral Bay, NSW 2089

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Alexis Hay

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## Contact agent

Encompassing half of the first floor, this huge 2 bedroom apartment is bursting at the seams with potential and lifestyle opportunity. Conveniently located just moments to some of the Lower North Shore's best schools, restaurants, cafes, shops and express City transport, the makings of a fantastic life are at your feet. Easterly sunshine washes the huge covered balcony and across the separate living and dining zones. Equipped with high-end integrated appliances, the kitchen also comprises an induction stove and a pull-out pantry as well as a separate internal laundry. Both bedrooms have built in robes, whilst the main bedroom also accesses the lovely balcony. Totally liveable as is, modernising the bathroom and some cosmetic updates throughout, would be a great way to add value over time and for the new owner to add their own personal flair. Situated within a small block of just 14, this exclusive residence boasts the luxury of only two apartments per floor with just one common wall. With ducted air conditioning and soundproofing throughout, intercom access, a lock up garage and a separate storage room on title, it truly ticks the boxes. Perfectly positioned for effortless living and within easy level walking access of parks, shops, the Medical Centre, cafes, restaurants and easy City transport, this apartment is a golden opportunity to purchase more for less! Details: Stewart Robertson 0414 242 323 & Alexis Hay 0419 846 961