

1/21 Murdoch St, Cremorne, NSW 2090

CROLL

Apartment For Sale

Friday, 24 May 2024

1/21 Murdoch St, Cremorne, NSW 2090

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Andrew Croll
0299087777



Thippawan Jackie Saokaew
0421178725

Contact agent

This charming apartment is positioned on the entry level of a boutique Federation block of only nine residences. Period features throughout include high ceilings adding to the feeling of space, while large windows welcome an abundance of natural light. Character features abound including skirting boards, decorative ceilings and timber floors. The generously proportioned living space includes a bay window nook and feature fireplace. Perfectly positioned, the property has public transport at the door and is only moments from the ferry, Cremorne Point Reserve, McCallum harbour swimming pool and both Neutral Bay and Kirribilli shopping villages. The property offers opportunity to update and add further value or would make an excellent investment in this highly-desirable Lower North Shore locale. ☑ Low-rise, boutique block filled with character ☑ Bright and light, newly painted throughout ☑ Open-plan living/dining, decorative fireplace ☑ Two well-sized bedrooms plus sunroom/office ☑ Gas kitchen with d/washer, int laundry facility ☑ Large bathroom with f/size bathtub/shower over ☑ Dual street access, sought-after lock-up garage ☑ Walk to local shopping village and amenities ☑ Close to ferry and bus, including express services ☑ Opportunity to update and add further value (STAC) Approximate quarterly outgoings: Levies: \$2,971 Council rates: \$311 Water rates: \$171 TOTAL: \$3,453 per quarter Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.