

101/9 Kyngdon Street, Cammeray, NSW 2062



Apartment For Sale

Friday, 1 March 2024

101/9 Kyngdon Street, Cammeray, NSW 2062

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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For Sale - Contact Agent

Independent entry to a private lobby, direct internal lift access from the basement parking and a flowing layout showcasing high end finishes are just some of the desirable qualities of this superb designer apartment. One of only three in the complex, finished to perfection less than six months ago and serenely positioned to the rear, the home is impeccably detailed for an effortless lifestyle, with a bedroom and bathroom on each level, light filled open plan living and a Miele-appointed island kitchen. Also including a sizeable balcony and security car space, it makes an exceptional downsizer, executive retreat or investment radiating a distinct air of luxury and tranquility yet within convenient walking distance of Cammeray village, lively Crows Nest and city transport options.- Full solid concrete construction provides enhanced acoustic privacy throughout- Bathed in natural light with generous windows and ducted r/c air conditioning- Sleek aesthetic featuring high ceilings, custom joinery and engineered oak floors- Spacious living/dining opens to east facing undercover balcony for entertaining- Island kitchen has integrated Miele appliances, gas fittings and soft-close joinery- Two bedrooms, upstairs master features walk-in robe and ensuite including bath - Guest bathroom, a separate European-style laundry, basement secure car space- Peacefully tucked away on the village fringe a stroll to shops, cafes and eateries- Near Norths Cammeray, 550m Harris Farm, and 5 min walk to Cammeray Public School- One bus stop from the city and only 800m to the forthcoming Crows Nest MetroWater Rates: \$181 per quarterCouncil Rates: \$286 per quarterStrata Levies: \$2,602 per quarter