

**12/1 Fleming Street, Little Bay, NSW 2036**



**Apartment For Sale**

Friday, 22 December 2023

12/1 Fleming Street, Little Bay, NSW 2036

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Steve Ausling  
0435207078



Joel Fox  
0426200604

## Contact Agent

Enjoying only one common wall: you will discover this time-honoured heritage apartment conversion basking in a glorious east-facing aspect. Its long, wide hallway separates the two well-appointed bedrooms from the spacious open-plan living and dining room. The covered wrap-around balcony enjoys a pleasant garden outlook with heritage neighbouring buildings and parklands. A multipurpose study is a studious space to appropriate how you wish. The efficient gas kitchen features a polished tiled splashback and quality appliances. This apartment's contemporary fit-out complements the time-honoured original features, making it a beautiful space to call home and accentuated by the high ceiling, bevelled corners and wood sash windows. Immersed in the coastal allure of Little Bay and only a short stroll to the quaint shopping village, cafes, restaurants and the beach, you will be conveniently surrounded by efficient public transport, desirable schools and parklands.

- Open-plan living and dining room with split system AC and balcony access-
- Beautiful wood floors, sash and tether original windows, high ceilings-
- Stylish gas kitchen with stone tops, large pantry and s/s appliances-
- Two well-appointed bedrooms, each with built-ins and split system AC-
- Two refined bathrooms with quality fixtures, en suite with bathtub-
- Multifunctional light-filled study/dressing room with custom cabinetry-
- Discreet laundry cupboard with additional practical space for storage-
- Well-maintained heritage security building with intercom and lift access-
- Secure car space and store room/cage, on-site building manager

Water Rates: \$173.29 per quarter approx  
Council Rates: \$380.00 per quarter approx  
Strata Levies: \$2,296.80 per quarter approx

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.