

12/3 Churchill Crescent, Cammeray, NSW 2062



Sold Apartment

Monday, 20 November 2023

12/3 Churchill Crescent, Cammeray, NSW 2062

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Andrew Croll



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Contact agent

Enjoy absolute serenity with nature as the backdrop in one of Cammeray's most prestige locations. Set back from the street frontage 'Primrose Court' is nestled in a tranquil bushland setting, this low-rise block comprises only 12 residences over three levels. The property offers two entrances, main from Lambert Street and via the open car park entrance on Churchill Crescent. The apartment is positioned on the mid-level, and presents an open floorplan flooded with natural light thanks to the extensive use of glazing in oversized picture windows. The private and peaceful outlook takes in Primrose Park and Willoughby Bay and is located within moments of the Green Park Village shops, and trendy Cammeray village shops and restaurants. An outstanding opportunity to enter the Lower North Shore market or an astute investment for rental income. Lots of scope for updating to add your personal style and modernise for further impact. Open plan living and dining with leafy outlook Panoramic windows take in reserve-side views Bright kitchen with breakfast bar, ample storage Queen-size bedroom with large built-in wardrobe Original bathroom, large shower and separate w/c Moments to local harbourside parklands / waterways On site shared laundry, allocated off-street parking Walk to transport including express CBD service One set of traffic lights to the freeway and CBD Opportunity to renovate/update to add further value

Approximate quarterly outgoings: Levies: \$1,349 Council rates: \$309 Water rates: \$173 TOTAL: \$1,831 per quarter

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