

12/39 Grasmere Road, Cremorne, NSW 2090



Unit For Sale

Saturday, 18 November 2023

12/39 Grasmere Road, Cremorne, NSW 2090

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Nicholas Farris
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For Auction

This appealing Strata Title apartment has much to offer the discerning purchaser, including lifestyle, location and views. The light, bright, north facing living flows to the spacious, private, sun-drenched entertaining patio. The outlook offers broad district views to the north with distant water glimpses. The appeal of this desirable property is further enhanced by the location. A short, comfortable walk gives easy access to shops, schools, parks and transport (express city bus). The Cammeray Golf Club and The Oaks Hotel are all within walking distance or you may prefer to stroll to the Cafes and Restaurants, for which the area is renowned. Auction 9th December 2023 if not sold prior.> It enjoys easy access to its parking, Neutral Bay's village hub, the bus, golf, school, and parks.> No traffic lights to city and a short stroll to Cammeray gold course> High-side and north facing in the street with its own private entry> Securely fenced, superb wraparound alfresco courtyards and gardens> Abundance of natural light, spacious living and dining, Side garden courtyard, two privately placed bedrooms, stylish bath> Powder room, bright master with dual banks of robes, hidden laundry> Just eight steps to the security car space, visitor parking available

Unit Size (approx.): Internal - 78 m2 Balconies - 26 m2
Garden Box - 2 m2 Car Space - 14 m2 Total Area - 120 m2 Outgoings p.q. (approx): Strata \$1,035, Council \$312, Water \$173