

**12/50-52 Earle Street, Cremorne, NSW 2090**



**Apartment For Sale**

Friday, 26 January 2024

12/50-52 Earle Street, Cremorne, NSW 2090

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 132 m2**

**Type: Apartment**



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## Auction - Contact Agent

Alive with natural light, this spacious two-bedroom apartment in convenient Cremorne enjoys a perfect north-easterly aspect and holds an impressive 132sqm on title. Surrounded by greenery, the immaculate interiors transport the outside inward through a series of oversized windows and sliding glass walls. Connecting to an enormous 38sqm north-facing entertainer's terrace, the living area offers wonderful flexibility in its configuration. A servery window links the kitchen to the living and dining with the kitchen also adjoining a full internal laundry. Accommodation comprises of two double bedrooms, both with built-in robes and ceiling fans. A wonderful lock-up and leave opportunity without sacrificing on outdoor space, the apartment is to be sold with an undercover car space. Central to picturesque parkland including Primrose Park, Brightmore Reserve and Grasmere Reserve, the sporting facilities of Cammeray Golf Club and local tennis clubs are also in easy reach. Seemingly a world away from the hustle and bustle of city life, travel into the Sydney CBD in less than 10 minutes passing through just a single set of traffic lights from this enviable sundrenched address.

- Spacious living and dining opening outdoors
- Air-conditioned and immaculately presented
- Massive 38sqm north-facing entertainer's terrace
- Sheer linen curtains dress the sliding glass doors
- Servery window connecting kitchen to living
- Sunlit kitchen conveniently adjoining the laundry
- Ceiling fans and built-in robes in both bedrooms
- Oversized window in the master, tranquil outlook
- Pristine bathroom with stone topped vanity
- Storage in the hallway and within the living/dining
- Undercover car space plus ample visitor parking
- 350m to Primrose Park and the local tennis courts
- Footsteps from city bus stops (263 and 201 services)
- 750m to Woolworths Neutral Bay, cafes and shops
- 400m to Grasmere Reserve and Brightmore Reserve

\* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit [loanmarket.com.au/lower-north-shore](http://loanmarket.com.au/lower-north-shore) For more information or to arrange an inspection, contact Benoit Guittonneau on 0416 514 010 or Chrius Girling 0404 856 976.