

**13/13-21 Armstrong Street, Cammeray, NSW 2062**



## **Apartment For Sale**

Wednesday, 17 April 2024

13/13-21 Armstrong Street, Cammeray, NSW 2062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Anthony Cowie  
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## Auction

Freshly painted to enhance the spacious proportions, this two-bedroom security apartment graces the top floor of 'Armstrong Gardens' and enjoys a sunlit north easterly aspect. Renovation ready, capitalise on the abundance of natural light and the peaceful yet convenient location. Opening out to an eastern balcony off the living room and a north facing balcony off the master bedroom, the interiors are flooded with all day sun. Generous living and dining spaces are defined by a pendant light, and both are in easy reach of the kitchen. Awaiting a designer transformation, the kitchen looks out to the neighbouring treetops and adjoins the walk-in laundry room. Serviced by an original bathroom, the bathroom layout provides for a separate bathtub. Presenting as an exciting entry point into the Cammeray real estate market, this quality property is to be sold with a secure car space on title. Close to the lifestyle attractions of Cammeray village and Crows Nest, the wide open spaces of Hamilton Reserve and St Thomas Rest Park are both just footsteps away. Peaceful yet supremely central, stroll to express bus transport for a speedy city commute. - Benefiting from an elevated cross breeze- Exciting renovation opportunity or investment- Leafy balcony opening off living and dining- District views captured from the northern balcony- Tiled galley kitchen featuring ample storage- Walk-in laundry room with sink and storage- Built-in robes feature in the master bedroom- Bathroom in original condition, full bathtub- Hallway storage, security building with intercom- Secure car space, plenty of on-street parking- 400m to Norths Cammeray, 500m to Miller St- Around 10 minutes to the CBD by bus or car- Handy to Cammeray Public, and Anzac Park Public- Superbly central to North Sydney and Crows Nest\* 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 <https://broker.loanmarket.com.au/lower-north-shore/>