

**16/106 Young Street, Cremorne, NSW 2090**

**Raine&Horne.**

**Apartment For Sale**

Wednesday, 3 April 2024

16/106 Young Street, Cremorne, NSW 2090

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Buttel  
0419263362

## **Auction: Saturday 27th April 2024**

Enjoying a sunny Northerly aspect and whisper quiet setting, this first floor apartment is beautifully presented and affords a generous level of accommodation seldom found in properties of this calibre. This 94sqm apartment features 2 double bedrooms both with built-in robes, full bathroom plus separate toilet, generous kitchen with gas cooking, separate laundry room, and a very large dining & living that flows to the enormous, full-width sundrenched balcony. The unit features timber shutters and flooring, along with R/C air conditioning in the living, wired "Bose" surround sound system, alarm system and includes U/C parking and separate lock-up storage room. The building features recently refurbished balconies & common areas along with visitor car parking and desirably positioned within walking distance of city transport, Primrose Park, Cammeray Golf course and Neutral Bay Junction. An ideal young family opportunity close to many lifestyle amenities, this apartment affords excellent space and value in this wonderful location with further potential should you wish to create a modern open space around its beautiful aspect & outlook. An ideal first home or investment opportunity and our best available today. Inspect: Saturdays & Wednesdays 11.00 - 11.30am Auction: Saturday 27th April 2024 Area: Unit 94sqm Storage 3.6sqm Parking 13.4sqm Total: 111sqm Outgoings: Council \$307.00 p.q. Water \$171.41 p.q. Strata \$1834.71 p.q. Details: David Buttel 0419 263 362