

**16/16-18 Roslyn Gardens, Elizabeth Bay, NSW 2011**



**Studio For Sale**

Friday, 1 March 2024

16/16-18 Roslyn Gardens, Elizabeth Bay, NSW 2011

**Bathrooms: 1**

**Type: Studio**



Renee Cross  
0293319600



Ian Campbell  
0293319600

## Auction

In an idyllic locale 200m to the harbour foreshore at Rushcutters Bay Park, this sunlit studio captures outlooks from its top floor setting in St Claire, a boutique security building of 19 apartments with well-maintained common areas and residents' laundry. Offered to the market for the first time since completion in 1966, the studio is in good original condition with open-plan kitchen, bathroom and sleeping alcove adjacent to the living area. A perfect NE aspect and wide windows bring sunshine and harbour breezes into the interiors offering scope to update and capitalise in a bayside position at the corner of Roslyn Gardens and Evans Road, a quiet cul-de-sac leading down to Rushcutters Bay Park. Great location just footsteps to cafes, local shops, tennis courts, buses and five minutes' walk to Potts Point dining scene, Kings Cross train station and weekend organic markets in Fitzroy Gardens. Features: • NE aspect, top floor position, leafy vista • Good original condition, scope to update • First time offered since completion in 1966 • Living area & adjacent sleeping alcove • Wide picture window, built-in wardrobe • Bathroom with shower above the bath • Original open-plan kitchen, electric stove • Shared laundry with credit card machines • Rushcutters Bay Park & harbour at doorstep • Footsteps to local shops, cafes and buses • 500m to Potts Point's vibrant dining scene • 700m walk to Kings Cross train station