

**2/44 Grasmere Road, Cremorne, NSW 2090**

**DAVID MURPHY.**

**Apartment For Sale**

Friday, 2 February 2024

2/44 Grasmere Road, Cremorne, NSW 2090

**Bedrooms: 1**

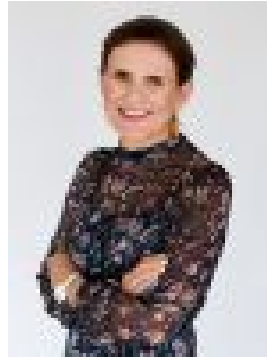
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Murphy  
0425312481



Bindi Codrington  
0299682088

## Contact Agent

Set in a super convenient location, close to the many amenities of Cremorne and Neutral Bay yet positioned as such to enjoy the peace and quiet of this popular pocket, this comfortable apartment offers both entry level buyers and investors alike an exceptional opportunity to secure an affordable property. Multiple parks, Primrose Park Tennis courts, Cammeray Golf Club, and the foreshore are all only moments away. Features include: A ground level setting with level street access Well maintained brick complex of twelve apartments Open plan lounge and dining space with polished floors Well sized bedroom with large built-in wardrobe Full en-suite bathroom complete with bath and shower Single undercover parking space and storage facility Air conditioning, well-appointed kitchen, shared laundry Excellent investment with solid growth and rental returns Potential to update or redesign to further add value Dog-friendly Primrose Park only moments away Bus stop positioned 150 meters from the front door Strata levies: \$791/qtr Council rates: \$307/qtr Water rates: \$173/qtr