## 20/3 Clement Street, Rushcutters Bay, NSW 2011



## **Apartment For Sale**

Friday, 26 January 2024

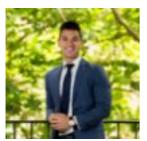
## 20/3 Clement Street, Rushcutters Bay, NSW 2011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

**Type: Apartment** 



Angelo Bouras 0283562700

## Guide \$1,600,000

Located in a quiet leafy cul-de-sac in close proximity to Rushcutters Bay Park and the harbour, this light-filled apartment offers a spacious layout with open plan living and dining areas that flow seamlessly to the idyllic private balcony. Situated in a tightly held security block, this comfortable and airy apartment is perfectly located in an unspoiled and highly sought after harbourside enclave. A short distance from the tennis courts, local parks, marinas, public transport and Darlinghurst and Potts Point dining amenities. \*Designed by award winning Architects Ancher Mortlock & Woolley\*Hybrid flooring throughout \*Open plan kitchen and living/dining room\*Ample kitchen storage, breakfast bar and pantry\*Renovated bathroom with separate shower and bath\*Built-in wardrobes in both bedrooms\*Internal laundry facilities, separate powder room \*Strata building in a block of 25\*Located in a security block with two internal lifts\*Secure parking with storage cage and visitor parking\*Outdoor swimming pool and communal BBQ terrace with a wraparound garden Approx Outgoings:Council: \$294.23 pqWater: \$180.38 pqStrata: \$2,293.24 pq