

27/2-8 Gerard Street, Cremorne, NSW 2090



**Sold Apartment**

Thursday, 21 September 2023

27/2-8 Gerard Street, Cremorne, NSW 2090

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

Deceased Estate - Grandstand ViewsIt's late Friday afternoon and you've just arrived home. You kick off your shoes and head for the balcony. Sliding the door ajar, the smells of summer flow in on the breeze, you cannot help but breathe a long rejuvenating breath, then smile - home at last. The sunset spectrum fades through deep orange and reds to one hundred subtle shades of indigo. You have grandstand views from almost every room throughout the apartment - from Middle Cove and Sailors Bay in the north past Chatswood, St Leonards and North Sydney to Barangaroo and the Sydney Tower and the privacy is extraordinary. Seven floors below, the muted sounds of the city rise up on the breeze, though now they bring a sense of quiet calm and the light show begins. The 7th floor, north west aspect guarantees utterly breathtaking views, whatever the season and in just one exquisite sunset, you'll quickly understand why this property has remained in the same family all these years. The convenience of the position within the local neighborhood cannot be overstated and the close proximity to the City center, schools, primary health services, transport and myriad recreational activities in the many local parks and on the harbour, will continue to underpin the value as Sydney matures, firming its place as a world class city. Key Features Include: • Two bedrooms plus study • Expansive, uninterrupted views including approx. 200 deg of city lights • Elevated, north west aspect ensures you see the sunset every day • The original kitchen and internal laundry is the chance to add your own contemporary flair • Lounge flows out to covered balcony where you feel on top of the world • Lock up garage with additional storage space at rear\* examples of how similar units have been transformed available on request If you are looking for a blank canvas with BIG views where you can add your own flair, this unit is a must see. Unit: 93.55 sqm Garage: 16.25 sqm Total Lot Area: 109.8 sqm Council Rates: \$1,233.40 per year Water Rates: \$692.92 per year Strata Levies: \$1,569.19 per quarter Call Nick Scarf - 0411 197 486 Marco Bonetti - 0450 575 467

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