

29/19-23 Forbes Street, Woolloomooloo, NSW 2011



Studio For Sale

Thursday, 16 November 2023

29/19-23 Forbes Street, Woolloomooloo, NSW 2011

Bathrooms: 1

Parkings: 1

Area: 17 m2

Type: Studio



Rob Luck
0416277990



Peter Horozakis

FOR SALE I \$375,000 - \$405,000 with Car Space

ENTRANCE VIA PLUNKETT ST. Open Home Inspection: Saturday 25/11/23 between 9.15 - 9.45 am or By Appointment today. Singles, Couples, First-homers or Investors – Location and Value for Money! WHAT's not to love about this cute Studio in the heart of the Precinct that actor Russell Crowe made famous? OK, it's small ... tiny even.... but it's adequate, and it has all features coveted by first-timers and investors... HIGH POINTS Location, Location, Location - a mere 100 metres from the Iconic Finger Wharf Access – 100m to the Domain, then take the Travelator 200m into the heart of the City Rare on-site Parking in a full security underground Carpark Security – On-site Concierge/Manager, CCTV, Intercom, Tag-entry (Max Security Building) Full Mini Kitchen with Fridge and two-Burner Stove (and just freshly carpeted) Solitude – surrounded by mini-parks in the secluded Potts Points escarpment Swimming Pool, Commercial-Grade Laundry, Outdoor Garden No-one said it's an entertainer – no need, you are surrounded by entertainment and unlimited dining options. And at every conceivable price-point... from \$5 Specials at Iconic Harry's Café de Wheels, to degustation extravaganzas at Ottos on the Marina. There are four famous hotels within 100 metres – Bells, Woollys, Frisco and Tilbury – serving everything from Burgers to Jazz. Transport metres away will whisk you to the CBD, Potts Point, Eastern Suburbs and beyond. For drivers, you are on the intersection of the north-south, cross-city and eastern road hubs. Culture abounds... the Domain, Art Gallery, and Botanic Gardens (with more eateries) are a short stroll, and the Opera House and Circular Quay less than a km distant... or just soak up the quirky local galleries, coffee shops, bars, and cafes. Investor? This studio and carspace have been solidly rented for decades offering returns around 5-6% on low overheads. With Property Values doubling on average every 15 years. Lease in one line or separately. Great returns either way. No wonder these properties are rarely traded. Approx. outgoings: Council Rates: \$255.10 Per Quarter Water Rates: \$180.38 Per Quarter Strata Levies: \$1514.30 Per Quarter Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries.