

**3/10C Challis Avenue, Potts Point, NSW 2011**



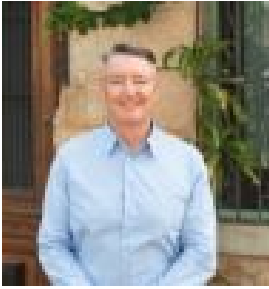
**Sold Studio**

Saturday, 13 April 2024

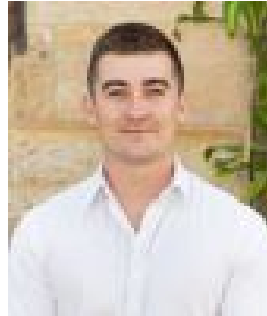
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**Bathrooms: 1**

**Type: Studio**



Walter Burfitt-Williams  
0290438777



Dalton Stewart  
0458668119

**\$460,000**

Positioned in the heart of this iconic tree-lined avenue in the classic Gloucester Hall, this character studio is the perfect entry into this highly sought-after location. This stylish Art Deco block with an elegant marble foyer and common rooftop is one of the area's most stylish buildings, and this quiet ground floor studio is ready to move straight in or rent out for strong returns.

- Positioned back from the street for peace & quiet
- Polished floors, high ceilings, feature fireplace
- Open-plan living-sleeping zone with built-in robe
- Separate all-white kitchen area off main room
- Bathroom with shower over bath, scope to update
- Chic Art Deco security block of just 25 apartments
- Rooftop w/ panoramic views to the city & surrounds
- Strong investment with scope to further improve
- Step out to the cosmopolitan Macleay Street scene
- Adjacent to Fratelli, Bar Sopra, Fei Jai, La Bomba
- Stroll to Finger Wharf, Saturday's Kings X Markets
- Size - 26sqm with easy access on the entry level

• Strata \$704pq; Council \$1,172pa; Water \$720pa