

33/81B Gerard Street, Cremorne, NSW 2090



Apartment For Sale

Wednesday, 10 January 2024

33/81B Gerard Street, Cremorne, NSW 2090

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 154 m2

Type: Apartment



Geoff Grist

0414712021

Auction

Auction Location: On site Freshly painted and carpeted, this gracious, peaceful, street-level two bedroom garden apartment is ready for you to move in and make your mark. The open plan L-shaped living area extends to a sunroom opening onto the enclosed courtyard garden enjoying abundant natural light. Positioned on the ground floor of the highly regarded Gemini building this desirable property is moments from Military Road, with CBD and Northern Beaches buses, Redlands school, local shops and cafés, and the Cremorne Orpheum Cinema. Experience the perfect blend of comfort and style in this oversize apartment with a generous floorplan offering a lifestyle opportunity that is rarely available.

- Newly renovated foyer and common areas
- Open plan living/dining with air conditioning
- Enclosed tiled sunroom with private courtyard outlook
- Common area grass and gardens surround this corner apartment
- Kitchen includes S/S fridge, microwave and 2-drawer dishwasher
- Two bedrooms with generous built-ins
- Master bedroom with ensuite powder room
- Internal laundry with washing machine / dryer
- There are no common adjoining walls
- Secure basement parking with cage storage and visitor parking
- Video intercom security, lift access to garage, CCTV in common areas
- Pet friendly building on application
- Potential to update and add further value

Strata: \$1,861.20 per quarter
Council: \$380 quarter approx
Water: approx. \$180 per quarter
Size: 154m² on title, which is 138m² including courtyard and 16m² car space + storage cage.
The Strata Report is available at no charge on request
Inspect by appointment or as advertised
Auction onsite 3rd February at 2pm if not sold prior
All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Photography and illustrations are for presentation purposes only and should be regarded as indicative representations only.