

**4/9 Cowdroy Avenue, Cammeray, NSW 2062**



**Sold Unit**

Friday, 3 November 2023

4/9 Cowdroy Avenue, Cammeray, NSW 2062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



John Smyth



Rowan Webb  
0411555444

## Contact agent

An intimate setting in a dress-circle waterside street this stunning renovated apartment provides a sophisticated executive abode amongst an exclusive residential enclave. Showcasing contemporary up market finishes, a fresh light colour palette flowing seamlessly to the outdoors where you can relax with family and friends. Maximising the advantage of its ground floor position along with easy dual street access, this spacious apartment enjoys a privileged setting as one of only a few apartment complexes in this blue-chip bayside avenue. Positioned to the rear of the block, with just one small common wall and windows on three sides, it creates a light filled and inviting retreat with a generous outdoor entertaining courtyard on title. In addition you have the benefit of a large adjacent common property garden area running the entire length of the apartment. Feeling more like a semi than an apartment the residence boasts generous proportions and stylish appointments. The open plan living and dining area flows to an alfresco space with room for a barbeque. The kitchen is a contemporary workspace with Caesarstone benchtops and stainless steel European appliances. Both the bedrooms are generous light filled retreats with lush leafy outlooks. The bathroom with bath will impress with detailed finishes offering a touch of glam! Unified by contemporary oak timber flooring and freshly painted interiors the apartment offers a ready-made lifestyle or exceptional investment opportunity. Enhanced by lock up garaging and rear walkway access to Alan Street and moments to Tunks Park and boat ramp, village shops, city transport and Cammeray Golf Club. The tightly held boutique strata plan of 12 apartments has new carpets laid throughout the common property areas providing a fresh entry to the complex. Private and peaceful, it delivers an idyllic retreat to be enjoyed after the hustle and bustle of a busy day. Ready to rent or occupy its appeal stretches wide, perfect for downsizers, executive couples or the investor looking for premium property for the portfolio. HIGHLIGHTS- Sunlit living space opens to alfresco entertaining courtyard- Oak floor boards, Crimsafe fly screens and roller blinds- Brand new kitchen and bathroom- Stainless steel European appliances gas cooking, pyrolytic oven- Elegant contemporary stone bench tops, dishwasher and inSinkErator- Bedrooms are carpeted, both have built-ins- Reverse cycle split system air conditioning- Remote control lock up garage and separate storage room - both on title- Direct external access from apartment to street- Internal laundry facilities or use the common property laundry- Exclusive and quiet middle harbour foreshore location- Included on title - courtyard, garage and storeroom- Only 6kms to North Sydney, 7.5km to City CBD For further information please contact John Smyth or Rowan Webb.