

6/224-230 Ben Boyd Road, Cremorne, NSW 2090



**Sold Apartment**

Sunday, 10 March 2024

6/224-230 Ben Boyd Road, Cremorne, NSW 2090

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Andrew Croll  
0299087777



Lucia Romanos  
0416266237

## Contact agent

This generously proportioned one-bedroom apartment is packed with potential and ready for you to add your personal touch. From an elevated position in the beautifully landscaped and meticulously maintained 'Craigholm' building, you will take in wide, leafy district views. Enjoy the absolute convenience of this cosmopolitan pocket of Cremorne located within a short stroll of vibrant Neutral Bay. Walk to local popular eateries, bars, boutiques and services and make The Oaks your local! It offers easy access to the Harbour Bridge and both north and south freeway approaches, as well as bus services including CBD express routes. A fabulous urban abode, excellent first home and entry to the highly-desirable Lower North Shore market or an astute investment. There is also opportunity to update and add further value. Generous light-filled floorplan Open plan living and dining room Covered balcony with district views Bright kitchen with ample storage Bedroom with large built-in robe Renovated, modern bathroom Convenient separate int. laundry Allocated off-street parking space Elevator from entrance foyer Close to services and amenities Walk to Neutral Bay Village shops Easy access to transport routes Update and realise the potential

Approximate quarterly outgoings: Levies: \$1,087 Council rates: \$250 Water rates: \$171 TOTAL: \$1,508 per quarter

Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.