

**602/5 Ward Avenue, Potts Point, NSW 2011**

**Apartment For Sale**

Wednesday, 17 January 2024

602/5 Ward Avenue, Potts Point, NSW 2011

**Bathrooms: 1**

**Type: Apartment**



Krys Drysdale



Lisa Keeler

0430023027

## Price Guide \$450,000

With the ultimate views over Rushcutters Bay from your very own private balcony, you will be greeted by the morning sun in this easterly facing studio apartment in The Clairmont. This is a sixth level security building situated in the heart of Potts Point. Freshly painted throughout with new floorboards, while offering scope to update the kitchen and bathroom to add value in the future. This is a perfect opportunity as an owner occupier, or leave the current tenant in place if you wish this to remain an investment for the future. With an elevated position at the front of the building plus a lift, indoor pool, spa and sauna. In an ultra-convenient lifestyle location the studio is just 300m to Kings Cross train station and 500m to harbour-side Rushcutters Bay Park, you are moments from restaurants, bars and cafes. Features:- Top floor in a security building - Access to indoor swimming pool, spa and sauna- Private balcony with exquisite views- Open plan with a foldaway bed- Built in wardrobe- Freshly painted with new floorboards- Easterly facing- Close to shops, cafes, bars and restaurants- Close to transport, walking distance to Kings Cross train station

Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to James Avenue by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.