

**64/19a Tusculum Street, Potts Point, NSW 2011**



**Unit For Sale**

Wednesday, 17 January 2024

64/19a Tusculum Street, Potts Point, NSW 2011

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 38 m2**

**Type: Unit**



Angelo Bouras

0283562700

## **Auction Guide \$550,000**

Boasting complete tranquility and within the distinguished, art deco building known as Kanimbla Hall, this apartment has an abundance of natural light by courtesy of the north-west facing windows. From all rooms, an expansive view can be enjoyed. Kanimbla Hall is a well-maintained security building and being an Company Title; this company is suitable to owner occupiers as well as investors. The enormous common rooftop deck offers a spectacular panoramic view out over Sydney's harbor icons. With potential to redesign and renovate, this hidden gem offers an incredible value add opportunity. Set in a tree-lined street in the cosmopolitan heart of Potts Point, it's only a short stroll to world class dining, cafes, boutiques and public transport. Features: \* Large bedroom with renovated ensuite bathroom \* North-west aspect, featuring city and harbour views \* Common rooftop, entertainer's deck with expansive panoramic views \* 6th floor position with level lift access Outgoings (all approx.): Company Levy: \$1,373.70 (includes water rates and hot water heating) Council Rates: \$287.30pq