

7/15 Waruda St, Kirribilli, NSW 2061

CROLL

Apartment For Sale

Saturday, 27 January 2024

7/15 Waruda St, Kirribilli, NSW 2061

Bedrooms: 2

Bathrooms: 2

Type: Apartment



Andrew Croll



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Contact agent

This stunning apartment offers world-class, close harbour views including the Opera House, Sydney Harbour Bridge, Mrs Macquarie's Chair, The Quay, Barrangaroo and the joyful colour of sailboats floating by. This is an extraordinary chance to purchase a property with never-to-be-built-out panoramas of some of the world's greatest icons. The property offers an enviable lifestyle located only moments to cosmopolitan Kirribilli Village brimming with bars, cafes, restaurants and boutiques. Enjoy the iconic North Sydney Olympic Swimming Pool and amenities, the much lauded Ensemble Theatre, Royal Sydney Yacht Squadron, harbour foreshore paths and the famous Bridge Walk and cycle path. Perfectly suited to executive homeowners, professional downsizers and those seeking an outstanding lifestyle environment. This sublime garden apartment presents a unique opportunity to enjoy true water front, water level living with Sydney Harbour icons in your pocket. This is an exceptional opportunity for an astute purchaser to secure a very special residence in one of Sydney's most tightly-held and sought-after locales.

- Low-rise, waterfront security block of only seven residences
- Exceptional views with stunning close harbour panoramas
- Open plan living & dining flows directly to garden access
- Generous floorplan, living & master brimming with natural light
- Garden terrace perfect for al-fresco dining and entertaining
- Direct access to apartment available via covered inclinator
- Only one apartment per floor to ensure peace and privacy
- Neutral palette paint with modern lighting and carpet throughout
- Stylish gas cooking kitchen with s/s appliances & dishwasher
- Two bedrooms both with BIR's, master with garden access
- Ensuite with spa bath off master plus modern primary bathroom
- Separate internal laundry plus ample internal storage options
- Access to shared harbourfront private garden area & grounds
- Enjoy Nth Sydney Olympic Pool, Sydney Yacht Squadron
- Walk to Kirribilli shopping village and a myriad of amenities
- Easy access to Nth & Sth freeways, bus, train & ferry transport

Approximate quarterly outgoings: Levies: \$2,411 Council rates: \$431 Water rates: \$173 TOTAL: \$3,015 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.