

7/185 Falcon Street, Neutral Bay, NSW 2089

BALMAINRealty

Apartment For Sale

Sunday, 10 March 2024

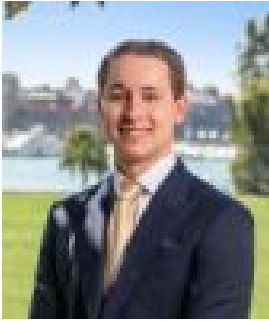
7/185 Falcon Street, Neutral Bay, NSW 2089

Bedrooms: 1

Bathrooms: 1

Area: 40 m2

Type: Apartment



Nick Van Venrooy
0298188888



Scott Robertson
0298188888

Asking Price \$620,000

Situated on the top floor at the rear of a well maintained boutique block of 12 apartments with original art deco features, this well presented one bedroom apartment offers un-matched convenience on an entry level budget. Located just minutes from the vibrant hub of Neutral Bay, you will be spoiled for choice by the areas vast array of trendy cafes & restaurants, buzzing wine bars, pubs and boutique shops. Just a short stroll to the Big Bear Shopping Centre, The Oaks Hotel, and nearby to Hayes Street Beach, Neutral Bay ferry wharf, with express city buses on your doorstep. This affordable property presents a prime investment opportunity for the astute investor in one of Sydney's most desirable locations with strong rental demand, or a great opportunity for the first home buyer to get on the property ladder. Take advantage of the Government's transfer duty exemption. The First Home Buyers Assistance Scheme has expanded. For contracts that exchange on or after 1 July 2023, eligible first home buyers will receive an exemption from transfer duty for purchases of new and existing homes up to \$800,000. The residence requirement for the First Home Buyers Assistance Scheme has increased to 12 months for contracts that exchange on or after 1 July 2023.*Source

<https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme> PROPERTY FEATURES: - Polished timber floors throughout - Spacious open plan living and dining with high decorative ceilings and large windows throughout, encouraging natural light - Updated kitchen with modern appliances - Oversized master bedroom with ceiling fan and direct access to the balcony which is a rare feature in art deco buildings - Elegant bathroom with magnificent original features includes shower over bath - Boutique block of only 12 apartments with solid double brick construction and security access - Shared laundry facilities - On street parking (permit available through North Sydney Council) CONTRACT & COMPLIMENTARY STRATA REPORT AVAILABLE ON REQUEST Balmain Realty "Real Estate Solutions for the Balmain Peninsula & Inner West" (Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent)