

**7/3 Ward Avenue, Potts Point, NSW 2011**



**Sold Apartment**

Tuesday, 21 November 2023

7/3 Ward Avenue, Potts Point, NSW 2011

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Peter Delaney  
0293584255

**\$600,000**

:: Beautifully Renovated:: Timber Floors:: Excellent Kitchen with Stainless Steel Appliances:: Private & Quiet:: Security Building:: Built-ins:: Potts Point For Sale \$600,000 7/3 Ward Ave Stunningly Renovated Strata One Bedroom Apartment in the "Roosevelt," a quality security building. No expense has been spared but more importantly all care has been taken to create a warm and inviting contemporary space. Offering a combined lounge/dining room with polished timber floors, entertaining will be a joy. The modern kitchen features polyurethane cupboards and stainless-steel appliances as well as plenty of storage and bench space. The lush bedroom is a cocoon of plush fabrics, warm tones and elegant lines. Built-ins complete the picture. The bathroom is conveniently located adjacent to both the living room and the bedroom and offers both a functional and stylish space. Possible room for an internal laundry exists. The building is fully fire compliant, refurbished and has a massive common area roof to laze in the Sun as well as that all important laundry and drying areas. All this, only minutes to Rushcutters Bay Park and Marina and moments to shops, transport, cafes, restaurants and only 10 minutes to the CBD. Come see come sigh! View: Saturday: 11:15am-12:00 Noon Agent: Peter Delaney. Office...02 9358 4255 Mobile: 0404 266 141 Email: peter@enr.com.au Strata Manager: Harvie Strata: 9211 3700 Strata Fees: \$1146.00pq Council Rates: \$293.15pq Water Rates: \$180.38pq