

7/451 Glebe Point Road, Glebe, NSW 2037

Sold Unit

Friday, 5 April 2024

7/451 Glebe Point Road, Glebe, NSW 2037

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type: Unit



Peter OMalley
0298182133



Gavin Freidin
0478153818

\$1,511,000

A generous and light-filled retreat designed for easy-maintenance enjoyment, this smartly presented apartment offers an inspirational lifestyle. Featuring a bright north-easterly aspect, capturing the essence of harbourside style with spacious proportions and a fantastic outlook that stretches over Blackwattle Bay to the city skyline. All of Glebe's many lifestyle amenities are within easy reach, including foreshore parklands, harbourfront walks, Glebe Pt Rd cafes & shops and buses into the CBD.

Accommodation:- Well-proportioned design with open plan living and dining areas with air con- Freshly carpeted throughout and presented in immaculate condition- A private covered balcony with views across the water to the city - Well-equipped kitchen plus a full bathroom and internal laundry- Two bedrooms including a large king-sized main bedroom

Features:- Elevated north-east aspect and excellent cross flow ventilation- Set within the sought-after Anchorage building with intercom - An oversized lock-up garage with plenty of extra room for storage- Residents' access to an outdoor swimming pool and shared gardens- In great condition with potential to further upgrade/add value- Walking distance to the new fish markets, light rail and Tramsheds

Rental potential \$850 per week
Unit - 84sqm including balcony
Garage - 22sqm
Total - 106sqm
Council rates: \$275 per quarter
Water rates: \$171 per quarter
Strata rates: \$1,645 per quarter

The Strata Report can be accessed here -
<https://www.eyeon.com.au/strata-inspection-report/Glebe/2037/NSW/7451-Glebe-Point-Road/42347/35686>