

**7/7 St Neot Avenue, Potts Point, NSW 2011**



**Studio For Sale**

Tuesday, 30 April 2024

7/7 St Neot Avenue, Potts Point, NSW 2011

**Bathrooms: 1**

**Area: 27 m2**

**Type: Studio**



Rod Angus  
0283562700



Greg McKinley  
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## For Sale \$445,000

"Park View" is an Art-Deco c1939 building located at the end of leafy St Neot Avenue featuring an ornate brick entrance, original lobby with spiral stairs and a common rooftop area with Bridge & Opera House views. Apartment 7 is quietly positioned at the rear of the building on an elevated ground floor position with a North West aspect in a premium Potts Point lifestyle setting, a short stroll to Macleay St, Fitzroy Gardens, Woolloomooloo foreshore, Rushcutters Bay Park and train to CBD. Ready for a first home buyer, downsizer, investor or "pied-a-terre". -Character features, high ceilings-Largest sqm floorplan in the blg -Good cross flow ventilation -Modern kitchen & bathroom -Polished timber floors -Balcony with leafy outlook -Potential to renovate & add value-Security block with intercom -Common rooftop laundry -Well maintained common areas Strata: \$1,136pq Council: \$295pq Water: \$180pq Size: 27sqm