

**8/16 Rangers Road, Cremorne, NSW 2090**



**Apartment For Sale**

Thursday, 4 April 2024

8/16 Rangers Road, Cremorne, NSW 2090

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Auction - Contact Agent

Peacefully set back from the leafy yet cosmopolitan streetscape, this inviting security apartment basks in a perfect northerly aspect. Gracing the first floor of the second pavilion within 'Warialda', discover the endless appeal of this sought-after Cremorne pocket. Benefiting from an ideal orientation, northern light streams inward through oversized windows and the tiled balcony. Spacious and free-flowing, arrive home into the welcoming lounge room and the adjoining dining room. Newly recarpeted, the neutral colour palette is both relaxing and timeless. Timber-look flooring grounds the separate kitchen, a strategic window above the sink transports the surrounding greenery inward. Presenting two equal sized bedrooms, the bedroom windows have been dressed in classic white plantation shutters. Serviced by a well-maintained bathroom with bathtub, there is a private external laundry/storeroom and a lock-up garage on title. Located for lifestyle, a selection of Neutral Bay's best cafes are placed just footsteps away along with the convenience of Woolworths and express B-Line bus transport. Travel into the city in mere minutes stopping just once before arriving at Wynyard.

- Crisp white kitchen cabinetry topped in granite
- Stylish tile splashback in the practical kitchen
- Fisher & Paykel drawer dishwasher in the kitchen
- Awning protected the north facing tiled balcony
- Ceiling fan in the spacious light filled living room
- Sliding door separating living area from bedrooms
- Original mosaic tiling in the bathroom, full bath
- Bathroom with vanity and face level storage
- Intercom, white plantation shutters in the bedrooms
- Prized undercover access from lock-up garage
- Combined storeroom/external laundry (2.4m x 1.85m)
- Well-maintained low-rise security building of 18-
- 160m level walk to Woolworths and local cafes
- 250m to major bus stop servicing CBD and beaches
- 550m to Neutral Bay Public, walk to childcare\*

All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit <https://broker.loanmarket.com.au/lower-north-shore/> For more information or to arrange an inspection, please contact Lewis Adams 0413 572 441 or Chris Girling 0404 956 976.