

**8/33 Park Avenue, Mosman, NSW 2088**



**Unit For Sale**

Tuesday, 23 April 2024

8/33 Park Avenue, Mosman, NSW 2088

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Unit**



John Millane  
0412244103

## Price Guide - \$1.2M

Nestled in a peaceful, sought-after pocket of Sydney's Lower North Shore, you'll be minutes from anything you need. Beautifully renovated with a fresh colour palette, you'll have nothing more to do than simply move in or rent out for an immediate return on investment. Well-considered updates offer contemporary living at its best. Flowing through to a private balcony with a bush outlook, the interiors are drenched in natural light, showcasing an open-plan living space with elevated cross breezes. With its incredible location, one of this apartment's biggest assets, besides secure off-street parking, is its view of Sydney's CBD in the distance. This New Year's Eve, you can stay home and savor the backdrop of live fireworks or leave the car at home and catch up with friends at the beach, park, local social venues or in town easily via public transport. If you're looking for your first home or next investment with incredible convenience, this is a remarkable opportunity filled with lifestyle benefits too good to pass by.> Contemporary newly renovated apartment in sought-after pocket of Sydney's Lower North Shore> Two robed bedrooms; brand new bathroom with soaker tub and floor-to-ceiling marble like tiling> Open-plan layout with seamless access to private balcony > Sleek kitchen; stone benchtops; induction cooktop; stainless steel appliances; ample storage> Freshly painted; new carpets; reverse cycle air-conditioning; ceiling fans> Undercover single car space; security intercom> Walking distance to gyms, boutique retail, supermarkets, Reid Park, social venues, public transport, ferry terminal and quality schools> Short drive to The Spit, Middle Harbour, North Sydney, Chatswood and Sydney CBDInternal floor area including balcony 69sqm, plus car parking space of 13sqmContract and strata report available upon request.Approximate Outgoings: Strata \$1,690.00pq Council \$372.00pq Water \$173.30pqProperty Code: 1309