

807/76 Roslyn Gardens, Rushcutters Bay, NSW 2011 

Sold Studio

Saturday, 13 April 2024

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Bathrooms: 1

Area: 36 m2

Type: Studio



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\$600,000

APPROX 35m² HARBOUR-VIEW STUDIO WITH NORTHERLY BALCONY North facing & presiding over expansive views of the boat-filled Harbour & leafy Rushcutters Bay Park, this approx 35sqm studio apartment is a fantastic 1st home/investment. Enviably top floor positioned in a recently updated security block with low levies, this bright & flexible studio pad is the only unit on the 8th floor to feature that all-important north facing private balcony. Complete with lift access & alternate secure level entry via the building's 2nd frontage to Clement Street cul de sac, this parkside bachelor pad is ready to move in/rent out or restyle to suit. This studio offers open plan living with northerly private balcony, original eat-in kitchen, gas stove, bar fridge, modern mosaic bathroom, parquet floors, wall to wall glass & easy access to a common laundry. Set high above a sought after enclave, this harbour-view studio is quiet & secluded yet just a short walk to tennis courts, marinas, parks, transport & Potts Point cafes/shops. Outgoings: Strata Levies: \$876.65 pq Water Rates: \$150.25 pq Council Rates: \$211.40 pq