

**81/1a Elizabeth Bay Road, Potts Point, NSW 2011**



**Apartment For Sale**

Friday, 17 May 2024

81/1a Elizabeth Bay Road, Potts Point, NSW 2011

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Angelo Bouras  
0283562700



Thomas Arthurs  
0283562700

## **Auction Guide \$1,100,000**

Nestled amidst the picturesque backdrop of Fitzroy Gardens, this sun-drenched apartment presents an enviable lifestyle defined by convenience, security, and effortless living. With sweeping district views that extend to the tranquil waters of the harbour, this residence offers a serene retreat from the bustling city below. Bright & airy interiors boast a spacious lounge/dining area, illuminated by natural light, alongside generously sized bedrooms, providing ample space for relaxation and rejuvenation. Perched on the eighth floor of the esteemed 'Kingsley Hall' Art Deco building, this two-bedroom apartment epitomises timeless elegance and charm. This apartment offers a turnkey solution in a highly sought-after location. Enjoying lift access for added convenience, residents can revel in the quiet ambiance of this landmark building while being just moments from the vibrant energy of Kings Cross Station, as well as an array of cafes and restaurants that adorn the nearby streets. Boasting a north-easterly aspect, practical kitchen, and tucked-away location in Barncleuth Square, it's a perfect retreat with urban perks.\*Spacious kitchen with ample storage with internal laundry \*Bright and airy living and dining area facing due north \*Views extend to the harbour, Bay & Paddington\*Recently refurbished security building with lift access\*Located in a quiet laneway off Barncleuth Square aka Elizabeth Bay Rd \*Steps away from Macleay Street's bustling bistros and bars \*Convenient access to markets and the El Alamein Fountain  
Approx Outgoings:Strata Levies: \$1,586.25pqCouncil Rates: \$293.10pqWater Rates: \$178.42pq