

12/185 Falcon St, Neutral Bay, NSW 2089

CROLL

Apartment For Sale

Sunday, 23 June 2024

12/185 Falcon St, Neutral Bay, NSW 2089

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Jordon Kaye
0435615688



Andrew Croll
0299087777

Contact agent

You will find this one bedroom apartment in an elevated position in a charming, well-maintained, low-rise Art Deco block. Brimming with character and presenting a raft of original features including high-ceilings, patterned cornices and leadlight decorative windows throughout common areas. With great bones you can realise the potential of this one-bedroom apartment which is ideally located for a convenient lifestyle. Walk out the door and you are moments from Neutral Bay village hub brimming with boutiques, restaurants, cafes and bars as well as a raft of local services and amenities. You are a stroll to the Big Bear shopping centre, popular The Oaks Hotel with easy access to transport including Neutral Bay ferry wharf, bus routes including express city buses and both north and south freeway. An affordable residence in a high-yield and desirable rental area, it would make an astute investment, an ideal first home or a fabulous city bolt-hole for out-of-towners. Security block in an ideal & convenient location High, patterned ceilings, timber style flooring Freshly painted throughout with bright interior Only one common wall, located end of hallway Open plan living and dining with balcony access Gas kitchen with convenient laundry facility Generously sized bedroom with large robe Bathroom with full-size bathtub / shower over Walk to all conveniences and amenities Moments to transport incl. express CBD bus Opportunity to update and add further value

Approximate quarterly outgoings: Levies: \$930 Council rates: \$186 Water rates: \$189 TOTAL: \$1,305 per quarter

Details: Jordon Kaye 0435 615 688 or jordon@croll.com.au jordon@croll.com.au Solicitor: Mr Philip Coster, Philip K. Coster & Co : 9960 3888, PO Box 208 Spit Junction NSW 2088, pcoster@costerlaw.com.au; pa@costerlaw.com.au Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.