

**14/9-13 Hampden Avenue, Cremorne, NSW 2090**



## **Apartment For Sale**

Sunday, 23 June 2024

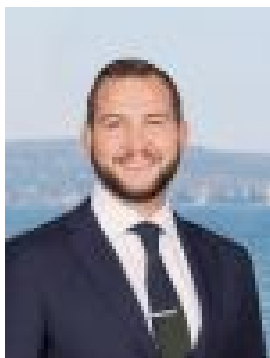
14/9-13 Hampden Avenue, Cremorne, NSW 2090

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jake Wilson  
0430564683

## Auction - Contact Agent

Perfect in every way, this private third floor security apartment combines a sunlit north easterly aspect and unrivalled everyday convenience. Part of a quality-built development set back from Hampden Avenue, the apartment peacefully overlooks the building's landscaped gardens and gazes out into the surrounding treetops. Alive with natural light, north-eastern sun streams inward at every opportunity. Outlined in oversized windows to frame the local greenery, sliding glass doors step out to an entertainer's balcony secured by contemporary glass balustrading. Recently refreshed, new carpet and fresh paint enhance quality updates throughout. The separate kitchen has hardwearing Caesarstone which tops the modern gloss white kitchen cabinetry, plus a dishwasher is included. The bathroom has been cleverly designed to incorporate a full bathtub and a glass framed shower recess, it features both vanity and face level storage. More storage features in both the living room and the bedroom in addition to a lockable storage unit placed alongside the basement level parking. Offering internal level lift access from secure car space, the attractions of both Neutral Bay Junction and Cremorne Junction are an easy flat stroll from this superbly central address. Walk to just about everything, the B-Line city bus stop is just footsteps away facilitating a rapid commute into the city and across to the Northern Beaches. - Quality building with secure level lift access- North-eastern sun streaming inward via balcony- Air-conditioned combined living and dining room- Sliding door opening into kitchen and separate laundry- Tiled kitchen featuring endless storage options- Blanco oven, cooktop, freestanding dishwasher- Caesarstone kitchen benchtop, double sink- Mirrored built-ins in the chandelier lit bedroom- Renovated bathroom featuring two shower heads- Floating vanity, bathtub, floor-to-ceiling tiling- Elevated storage in the walk-in internal laundry- Remote access to secure parking, storeroom- Short flat walk to Neutral Bay and Cremorne cafes and shops- 350m to B-Line bus; 700m to the Orpheum Cinema- Approx 6.5km travel into Sydney CBD by bus or car\* 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 Jake Wilson 0430 564 683.