

**17/91 Macleay Street, Potts Point, NSW, 2011**



**Apartment For Sale**

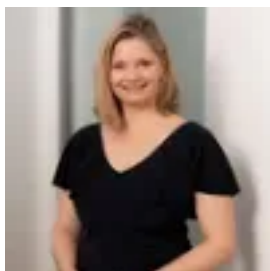
Friday, 9 August 2024

17/91 Macleay Street, Potts Point, NSW, 2011

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Rylee Page

## Oversized studio with sunlit balcony in heart of Potts Point

Offering the space of a one-bedroom apartment with existing architectural plans to reconfigure, this oversized studio delivers a stylish yet low-maintenance city pad in the heart of cosmopolitan Potts Point. A considered design reveals sleek contemporary interiors enhanced by quality finishes and an abundance of natural light. The galley stone kitchen is equipped with a Smeg gas cooktop and an integrated dishwasher, while an open plan living and dining area extends to an east facing sunlit balcony overlooking the buzzing streetscape. A designated bedroom is appointed with mirrored built-in wardrobes plus there is a fully-tiled ensuite bathroom and internal laundry facilities. Residents enjoy access to the complex superb landscaped rooftop garden with magical views towards the iconic city skyline, Harbour Bridge and Opera House. Enjoying a prized position in the AXUS building with convenient lift access, it boasts vibrant village shops, cafés, wine bars and dining at the doorstep, while 400m to the station and a short walk to Rushcutters Bay Park.

- + Oversized layout features an open plan living/dining area
- + East facing sunlit balcony with leafy/streetscape outlook
- + Galley-style stone kitchen, Smeg gas cooktop, dishwasher
- + Well-sized bedroom appointed with mirrored built-in robe
- + Fully-tiled ensuite bathroom and internal laundry facilities
- + Polished floating timber flooring, stylish neutral décor
- + Current architectural plans to convert to one bedroom (STSA)
- + Modern complex, security intercom, convenient lift access
- + Access to communal landscaped rooftop with iconic views
- + Shops, popular cafés, wine bars and eateries at doorstep
- + 400m to station, walk to Rushcutters Bay Park/foreshore