

**3/40 Sutherland Street, Cremorne, NSW, 2090**



**Apartment For Sale**

Thursday, 5 September 2024

3/40 Sutherland Street, Cremorne, NSW, 2090

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Rare garden apartment located for lifestyle

A true lifestyle purchase, this exceptional one-bedroom garden apartment opens out to a rarely found 51sqm courtyard from within its sought-after dress circle location.

Stylishly united by timber floorboards, the uplifting interiors are alive with natural light. Successfully zoned by pendant lights, the spacious living and dining spaces both look out to the courtyard through a tall sliding glass door. Large enough for outdoor lounging and alfresco dining, the courtyard also boasts a raised garden bed. Privately outlined by established hedging, filtered district views are captured from the northern corner of the courtyard.

Connecting to the garden from both the living area and the bedroom, bask in a leafy ambience at every turn. An oversized window above the kitchen sink opens to the courtyard, the streamlined cabinetry is topped in a hardwearing composite stone.

Holding an impressive 127sqm on title, the apartment is to be sold with a lock-up garage with a remote control lock up garage with internal access. Other features of special appeal include a separate laundry room, built-in robes and a practically appointed bathroom with full bathtub and a walk-in shower recess.

Part of a boutique collection of just 14 within a community minded building, the block has been timelessly rendered and is impeccably well maintained. Wonderfully secure in a peaceful street less than 200 metres from Cammeray Golf Course and just 450 metres from the heart of vibrant Neutral Bay, enjoy a rapid commute into the city centre passing through just a single set of traffic lights.

- A long-term comfortable home of over 22 years
- Courtyard running the length of the apartment
- Spacious and light-filled living and dining rooms
- Kitchen with stone benchtops and glass splashback
- Bosch cooktop and integrated Blanco dishwasher
- Custom built-in robes in the relaxing bedroom
- Fully tiled white bathroom with separate bath
- Crimsafe doors provide security and ventilation
- Courtyard paving in a basketweave formation
- Remote lock-up garage, intercom
- Personalised lighting, glamorous bedroom pendant
- Practical roller blinds softened by sheer curtains
- Walk-in laundry with soaking sink and storage
- 450m to popular Neutral Bay eateries and shops
- 500m to Big Bear Shopping Centre and bus
- Quick trip into the Sydney CBD by bus or car

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For more information or to arrange an inspection, please contact Chris Girling 0404 856 976 or Jake Wilson 0430 564 683.