

4/21 Murdoch St, Cremorne, NSW, 2090

CROLL

Apartment For Sale

Saturday, 24 August 2024

4/21 Murdoch St, Cremorne, NSW, 2090

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Andrew Croll

Meticulously Renovated - Rare Garden Apartment in Boutique Block

An outstanding sanctuary, this unique Federation apartment in a boutique block of only nine (9) has been lovingly renovated to present impeccable finishes and a sophisticated ambience. You will enjoy private access to your wraparound grounds with established gardens offering a private retreat perfect for Alfresco entertaining. Be charmed by period features including high ceilings, original stained glass windows, ornate ceilings, wide skirting boards and a sympathetic renovation blending original styling cues with modern amenities. The generously proportioned floorplan is bathed in natural light offering open living spaces with a plethora of internal storage options thanks to intelligent design choices. Well located only moments to Neutral Bay and Cremorne Junctions, Spofforth Street Village with bus transport only steps away and handy ferry access. This is the perfect apartment for professionals seeking sophisticated, convenient low-maintenance living OR an excellent investment for an astute investor in a highly desirable area.

- ☑ Entrance level of two-storey boutique Federation block
- ☑ Private-use access off street to large garden area
- ☑ Timber venetian blinds throughout / designer light fittings
- ☑ Easy-care timber floorboards with carpet in bedroom
- ☑ Fully insulated and soundproofed ceilings
- ☑ Welcoming entrance, flexible use sunroom/home office
- ☑ Bespoke cabinetry, high-end fittings, stylish finishes t/out
- ☑ Open plan living and dining area adjoins stylish kitchen
- ☑ Gas cooking kitchen with s/s appliances / island bench
- ☑ Master bedroom with walk-in robe plus addition storage
- ☑ Elegant bathroom with clawfoot bath, large vanity unit
- ☑ Internal laundry with washing machine/dryer/linen press
- ☑ Public transport options including bus and ferry routes
- ☑ Easy access to Maccallum Pool and harbourside tracks
- ☑ Walk to Neutral Bay, Cremorne and Spofforth St Village
- ☑ Excellent first home or outstanding investment opportunity
- ☑ Pet approved building

Approximate quarterly outgoings:

Levies: \$1,980

Council rates: \$326

Water rates: \$172

TOTAL: \$2,478 per quarter

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.