

45/6-12 Prospect Avenue, Cremorne, NSW 2090

Raine&Horne.

Apartment For Sale

Thursday, 11 July 2024

45/6-12 Prospect Avenue, Cremorne, NSW 2090

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Stuart Bourne
0283187888



Evan Gamkrelidze
0283187888

Auction Guide - \$1,250,000

Poised amidst 270-degree panoramas channelling views that stretch from Middle Harbour across to Northbridge Golf Course and from Bondi to Sydney Harbour and the dazzling lights of the city, this two-bedroom apartment holds a commanding corner position on the 12th floor of the highly esteemed 'Langley' complex. Surpassed only by the breathtaking vistas that are enjoyed from every room, a quality renovation aligns the property with its stunning location. Nestled at the end of a quiet leafy cul-de-sac, framed by beautifully manicured gardens, residents enjoy exclusive access to a resort-style pool, whilst being just steps from the vibrant cafe lifestyle of Cremorne Junction, the Hayden Orpheum Picture Palace, Middle Harbour Public School and transport links. - Newly renovated 12th floor 'Langley' apartment with breathtaking Sydney views- Sun-drenched living area enveloped by sweeping panoramas and birds' eye views- Granite kitchen with an adjoining sitting room and stunning northeast balcony- Dual balconies take in sweeping Harbour views from Northbridge to North Sydney- Sweeping sun-kissed views by day and a dazzling light show by night- Bright and spacious bedrooms, each enjoying magical Harbour and city views- Master suite, floor-to-ceiling tiled bathrooms fitted with stone vanities- Herringbone timber floors, renovated modern finishes and a crisp neutral colour scheme- Walk-in laundry with storage, intercom entry, secure parking and lift access- Meticulously maintained building set amidst beautifully manicured gardens- Residents' resort-style pool, sauna, and elegant lobby entry- Stroll to city bus services, cafes, boutique shops and restaurants- 550m to Hayden Orpheum and Cremorne shopping village- 500m to Middle Harbour primary and well placed for other leading schools- Moments to the CBD and only moments to Balmoral and iconic harbour beaches

Council Rates: \$322.67pq
Water Rates: \$172.79pq
Strata Rates: \$2,421.03pq