

**7/3 Cross Street, Balgowlah, NSW, 2093**



**Apartment For Sale**

Wednesday, 14 August 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kingsley Looker  
0411225556

## Amazing space

An incredible near-entry-level opportunity for first-home buyers or investors, this oversized top floor apartment is instantly liveable while offering optional scope to weave your creative magic and add value. Nestled in a quiet cul-de-sac directly opposite a park and playground, its super central lifestyle setting is only footsteps from city buses, shops and eateries and less than a five minute stroll to B-Line buses or Stockland Village.

- \* Light-filled layout with leafy outlooks over the adjacent park
- \* Enormous living space with room for dining and a study
- \* Scope to create a third bedroom from the living area (STCA)
- \* Tidy granite-benched kitchen offers potential to upgrade
- \* Spacious bedrooms, main has built-ins and leafy outlooks
- \* Stylish modern bathroom with an internal laundry facility
- \* Full brick, high ceilings, timber look-flooring, sash windows
- \* Situated within 'Shamrock', a tidy full brick building of only 10
- \* Covers 73sqm on title, first (top) floor, one flight of stairs
- \* Only metres to the 168X express city bus and tennis courts
- \* 200m to Roseberry Café and local shops, 320m to Woolworths
- \* 400m to B-Line city buses and 500m to Stockland Village
- \* 10 minute near-level bicycle ride to Manly Beach and Wharf

Council: \$1,615pa approx

Strata: \$739pq approx

Water: \$714pa approx