

7/49A Upper Pitt St, Kirribilli, NSW, 2061

CROLL

Apartment For Sale

Friday, 9 August 2024

7/49A Upper Pitt St, Kirribilli, NSW, 2061

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Andrew Croll

COMING TO MARKET - Executive Harbourside Apartment

In a sought-after harbourside enclave and from an elevated position in 'Manooka' this chic apartment offers close harbour access and a grandstand view of VIVID & NYE fireworks. Wide views take in Circular Quay, the Opera House, Mrs Macquarie's Chair, Harbour Bridge glimpses, the Eastern Suburbs and beyond, Sit back, relax and watch the ferries glide by. Recently renovated throughout with stylish finishes, the well-designed floorplan enjoys abundant natural light thanks to the extensive use of glazing in all rooms. Picture windows invite capture views of the harbour and North Sydney skyline, while the balcony offers a great spot for alfresco drinks and dining. Features include an exclusive-use entrance off the landing/foyer, two covered balcony areas and NO common walls to ensure privacy and a peaceful ambience. Walk to trendy Kirribilli Village brimming with boutiques, shops, cafes, restaurants and bars. Easy access to Milsons Point railway station, buses or walk across the Harbour Bridge to the CBD. The perfect pad for professionals seeking a true harbourside, urban lifestyle, an excellent city bolt-hole or astute investment.

- ☑ Grandstand Sydney Harbourside position
- ☑ Security block with elevator access
- ☑ Fully-renovated, intelligent use of space
- ☑ New carpet, paint, slimline ceiling fans
- ☑ Open-plan living/dining flows to balcony
- ☑ Stylish kitchen with bespoke cabinetry
- ☑ S/steel appliances including dishwasher
- ☑ Generous sized bedroom, large BIR
- ☑ Modern bathroom with frameless shower
- ☑ Moments to vibrant local shopping village
- ☑ Easy access to bus and train transport
- ☑ Low-maintenance urban living at its best

*location shots of local Kirribilli Village

Approximate quarterly outgoings:

Levies: \$1,888

Council rates: \$322

Water rates: \$172

TOTAL: \$2,382 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.