

9/81A Gerard Street, Cremorne, NSW, 2090

Apartment For Sale

Monday, 5 August 2024



9/81A Gerard Street, Cremorne, NSW, 2090

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Affordable 2-Bedroom Apartment in Prime Cremorne Position

Welcome to this newly refreshed 2-bedroom unit, offering a perfect blend of modern comfort and convenience. Positioned on level 2 with a lift in the highly sought-after Gemini building, this updated apartment is ready for you to move in and enjoy or lease immediately.

You will love the North facing balcony which captures the sun, the perfect spot for morning coffee or evening relaxation. Step into a home that feels brand new, with fresh paint and new carpet throughout, offering a clean and inviting atmosphere. Benefit from the peace of mind that comes with secure parking with direct lift access plus your own storage space.

Your brand new kitchen is a blank canvas with space for your dishwasher of choice and includes a brand new upright electric stove. Your generous internal laundry is complete with tub and adjacent the kitchen. The original bathroom offers the luxury of both a bath and a full standing shower. There are tracks for curtains of your choice on most windows and the main bedroom features a walk in robe ready for your choice of shelving.

Enjoy a level walk to Cremorne Town Centre, where you'll find the Super IGA plus a variety of shops, cafes, restaurants, and amenities including the Orpheum Cinema right at your doorstep. Meet friends for coffee and catch the latest film or catch a bus to the city or enjoy a day on the harbour by ferry. This property offers a lifestyle opportunity to relax and enjoy the good life.

Don't miss the opportunity to own this exceptional property. Whether you're a first-time buyer, looking to downsize, or seeking an investment, this comfortable apartment offers everything you need for comfortable and stylish living in a well managed security building with established gardens. Contact Geoff today.

Strata: \$1,883.15 per quarter

Water: \$172 per quarter

Council: \$334 per quarter

Size: Internal with balcony 90m² + carspace 14m² + storage 2m² Total 106m² on title

Rental estimate: \$790 - \$820 per week

Strata Report is available at no charge on request

For Auction 31 August if not sold prior.