

1/122 Milson Road, Cremorne Point, NSW, 2090

CROLL

Studio For Sale

Saturday, 31 August 2024

1/122 Milson Road, Cremorne Point, NSW, 2090

Bedrooms: 1

Bathrooms: 1

Type: Studio



Andrew Croll

Studio Apartment With Private Courtyard

Offering a peaceful and private escape this bright studio apartment presents open-plan living, spilling out to an enclosed courtyard. More like a second room with a semi-covered roofline and leafy outlook. This well-located pad is positioned in this highly desirable harbour enclave and boasts direct access to the Cremorne Point walking path, foreshore reserve and only moments to the Maccallum seawater swimming pool. A modern fresh interior with new paint throughout showcases contemporary style with a neutral palette. High ceilings welcome and a full-width wall of windows welcomes abundant natural light and cooling breezes. The block offers a communal barbecue area and established terraced gardens with a leafy outlook to the harbour. This is a fantastic first home or an investment opportunity for an astute purchaser.

- ☑ Bright and light, generous combined living space
- ☑ Large floor-to-ceiling windows flow to the courtyard
- ☑ Modern galley-style kitchen, s/s cooktop & storage
- ☑ Fully tiled bathroom with f/size tub, shared laundry
- ☑ Harbour-frontage building, direct access to the foreshore
- ☑ Walk to ferries, and buses on your doorstep to Neutral Bay
- ☑ Easy access to Neutral Bay shopping village/amenities
- ☑ Direct access to iconic harbour walking pathways

*Digital furniture has been used on some of the images in this listing

Approximate quarterly outgoings:

Levies: \$1,319

Council rates: \$320

Water rates: \$172

TOTAL: \$1,811 per quarter

Details: Andrew Croll 0409 530 133 or andrew@croll.com.au
andrew@croll.com.au

Solicitor: Penny Fraser, Penny Fraser Conveyancing Pty Ltd : 0416 349 161, Suite 9, Level 1 2 Redleaf Avenue
Wahroonga NSW 2076, penny@pennyfraser.com.au

A copy of the contract for this property can be downloaded from the Croll Real Estate website

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