

**5/7 Park Ave, Mosman, NSW, 2088**

**Raine&Horne.**

**Studio For Sale**

Wednesday, 31 July 2024

5/7 Park Ave, Mosman, NSW, 2088

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Studio**

## One Of Mosman's Most Affordable Homes!

Set within a meticulously maintained character building of six, high above Reid Park, Mosman Rowers and Mosman Bay wharf, is one of the area's most affordable residences. The property enjoys access to sweeping communal gardens, a space for your own laundry facilities and a quiet street which offers easy parking. The home is just moments walk to Avenue Road shops or to the city ferry. Measuring approximately 38sqm, this strata studio makes an ideal city base, investment, or ideal out-of-home option for the kids!

- Boutique strata building of six apartments on 688sqm of prime Mosman land
- Magnificent sandstone archway borders the front entrance to the apartment
- Combined living space/bedroom divided by grand columns
- Built in robe and smart bathroom with shower
- White galley kitchen has space for a full-size fridge and includes a new oven/stove

Water rates: \$172.79pq

Council rates: \$335pq

Strata levies: \$702pq