



## 6/35 Young Street, Cremorne



### SOLD at Auction for New Building RECORD !

Enjoying a rear top floor position in a boutique block of 8, this quality one bedroom apartment enjoys light filled living with east facing balcony and leafy garden outlook.

The spacious bedroom has a built-in robe and bright white tiled en-suite with combined shower & bathtub. A stylish granite benched kitchen has stainless steel appliances with double sink and plenty of cupboard space.

Conveniently located only footsteps to the Neutral Bay village shops, cafs, restaurants and city buses, this apartment is ready for immediate occupation and provides the perfect opportunity for lifestyle focused first home buyers or astute property investors.

#### Features Include:

- Spacious bedroom with built-in robe & white tiled en-suite
- Open living extends to a leafy east facing BBQ balcony
- Separate granite bench kitchen with quality appliances
- Rear top floor position, with leafy garden outlook
- Secure Strata building with intercom access
- Pet-friendly block, shared laundry facilities
- Walk to Village cafs, shops & transport
- Off street car parking space on title

Council rates: \$219.00 Per Quarter (approx)  
Water rates: \$172.00 Per Quarter (approx)  
Strata levies: \$977.75 Per Quarter (approx)

Open Home Inspections (Please enter from Belgrave St):  
Saturday & Sunday 10:30am to 11.00am  
Wednesday 10:30am to 11.00am  
Auction: Saturday 16th September 2017, On-Site at 11:00am  
Details: Rod Marr 0414 460 400

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ID# 11775100037



**Rod Marr**  
0414 460 400

