



24/10-12 Gerard Street, **Cremorne**

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QUIET REAR NORTH / EAST POSITION WITH LEAFY GARDEN OUTLOOK

Enjoying a quiet rear north facing position in a well maintained security block, this quality one bedroom Strata apartment enjoys open light filled interiors and a sunny corner balcony with leafy garden outlook. The spacious bedroom has a built-in robe, with a separate white tiled bathroom accessed from the living area. A stylish gas kitchen with granite benchtops, breakfast bar, quality stainless steel appliances, plenty of cupboard space also has integrated laundry facility. Conveniently located close to the Cremorne shopping village, cinemas, 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:

- Open light filled living with air conditioned comfort
- Sunny north facing BBQ balcony with leafy outlook
- Quality gas kitchen with granite bench breakfast bar
- Stainless steel dishdrawer & integrated laundry
- Spacious double bedroom with built-in robe
- White tiled bathroom with living room access
- Security building with under cover parking
- Level street entry with convenient lift access
- Hot Water & Gas usage included in the Lot Strata Levies
- Walk to Village cafs, shops, cinemas & transport

Council rates: \$235.00 Per Quarter (approx)
Water rates: \$172.00 Per Quarter (approx)
Strata levies: \$1,317.95 Per Quarter (approx)

Inspect: By Appointment or As Advertised
Details: Rod Marr 0414 460 400

UNDER OFFER

ID# 11775100038



Rod Marr
0414 460 400



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FLOOR PLAN: All dimensions and layout are approximate only.
No guarantee or liability will be accepted for reliance placed on it.