



8/10 Punch Street, Mosman

2  1  1 

IDEAL FIRST HOME OR SOLID INVESTMENT

This well-proportioned light and airy two bedroom apartment is positioned on the 2nd floor of the solid built "Agincourt" boutique strata building and offers beautiful polished parquetry flooring throughout, together with many other attractive qualities.

The generous sized open living / dining area has an abundance of natural light and opens to an east facing breakfast balcony that catches the Balmoral ocean breezes. The prized Miele appointed gourmet gas kitchen provides a contemporary flare to the original 1960's design, which includes a retro style bathroom with deep bathtub and a formal entry vestibule which provides an ideal gallery wall space. The two double bedrooms each have built-in robes, can be closed off from the living room and are separated by the bathroom.

Conveniently located just a short level stroll to Mosman village shops, around the corner from the soon to be completed B-Line transport hub and with the Balmoral Beach & parklands only a short distance away, this apartment provides the perfect opportunity for lifestyle focused first home buyers and astute property investors.

Features Include:

- Polished parquetry flooring throughout
- Two double bedrooms both with built-in robes
- Light filled open living with breakfast balcony
- Gourmet gas kitchen with quality Miele appliances
- Retro style bathroom with deep bathtub
- Well maintained boutique block of fifteen
- Easy level walk to cafs, shops & transport
- Off street parking on separate title

Council rates: \$360.00 Per Quarter (approx)

Water rates: \$171.00 Per Quarter (approx)

Strata levies: \$880.00 Per Quarter (approx)

Inspections:

Saturday 10:30am to 11.00am

Sunday 10:30am to 11:00am

Wednesday 10:30am to 11.00am

Auction: Saturday 7th October 2017, On-site at 11:00am

Details: Rod Marr 0414 460 400

Record Price for Building

ID# 11775100039

Auction Time

Sat 7 Oct, 11:00am



Rod Marr

0414 460 400

