



13 Spruson Street, Neutral Bay

2  1  1 

FEDERATION CHARM WITH PRIVATE COURTYARD

Conveniently located close to bus and ferry transport and only a short walk to the Neutral Bay Shopping Village, this charming 2 bedroom strata apartment was once part of an original Federation family home that has now been converted into three strata apartments.

Enjoying many distinctive heritage features including original fireplace, timber sash windows and high ceilings with ornate cornices, this property also has exclusive access to a private leafy entertainment courtyard, a basement storage room and a generous sized carport.

With enormous scope to further improve and capitalise, this unique offering will appeal to the inspired home renovator and / or astute property investor.

Features include:

- Federation charm & character, complete with carport & storage
- Generous sized lounge room with original fireplace & gas heating
- Full size bathroom with combined bath / shower & internal laundry
- Two double bedrooms, both with built-in robes
- Private leafy entertainment courtyard with paved BBQ area
- Convenient street location close to shops, schools & transport
- Enormous potential to further improve & capitalise

Auction: This Sunday 26th November 2017, On-site at 11:30am
(Final Pre-auction Viewing & Bidder Registration from 11:00am)
Details: Rod Marr 0414 460 400

SOLD \$105K Above Reserve

ID# 11775100288



Rod Marr

0414 460 400

