



15 Bank Street McMahons Point, NSW

3 1 1

### Charming cottage in private cul-de-sac setting

This delightful non-heritage cottage offers a light filled residence set on a generous 360sqm block. It offers a lifestyle of convenience with vibrant Blues Point Road's restaurants, cafes and shops and North Sydney CBD just a five minute walk away and is ideally placed in a quiet and private cul-de-sac.

- Separate lounge and dining rooms both with fireplaces, study
- Multiple alfresco entertaining areas and sparkling in ground pool
- Level grassed area with storage shed, direct access onto Graithwaite Estate
- Three bedrooms all with built-ins, polished timber floors, air conditioning
- Potential to extend and add value subject to council approval
- Walk to North Sydney and Waverton trains and buses, rapid access into CBD
- Walk to McMahons Point and Waverton village shops and cafes
- Walk to Australian Catholic Uni and multiple public and private schools

**Price:** Contact Agent  
**Council Rates:** \$2,077.00/year (approx)  
**Water Rates:** \$198.00 p/q



**Annika Bongiorno**

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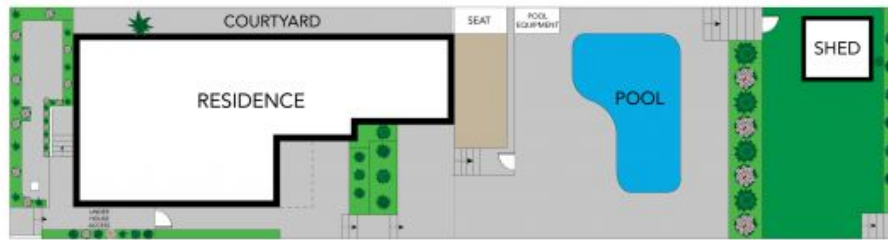


**Aaron Bongiorno**

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GROUND FLOOR



SITE PLAN (NOT TO SCALE)



SCALE (METRES)

All the information provided has been collected from reliable sources but cannot be guaranteed for accuracy. Interested persons should rely on their own enquiries. All dimensions are approximate and indicative only.



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