



3 Queens Avenue McMahons Point, NSW

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### Classic Victorian Terrace with Stunning Harbour Views

The classic period features of this charming Victorian terrace blend seamlessly with its contemporary upgrade offering a low-maintenance lifestyle of absolute convenience. Featuring multiple entertaining zones and stunning harbour and city views across from Barangaroo to Balmain. It is located in one of McMahons Point's most tightly held Avenues - ideally positioned footsteps to vibrant Blues Point Road's cafes, restaurants and shops.

- Formal lounge and dining rooms with water views, high ceilings, picture rails, timber floors and working fireplaces
- Casual dining/family room opens out to low maintenance garden through wrap around bifold doors
- Master bedroom with built-in robes & private balcony enjoying stunning water views
- Second bedroom with built-in robes, third bedroom has a Juliette Balcony
- Deluxe gourmet gas kitchen with heated floors, stainless steel benchtops, dishwasher, integrated fridge & freezer & integrated washing machine
- Concealed built-in study under the staircase

**Price:** Auction Guide \$3,000,000  
**Council Rates:** \$474.00 p/q  
**Water Rates:** \$171.00 p/q



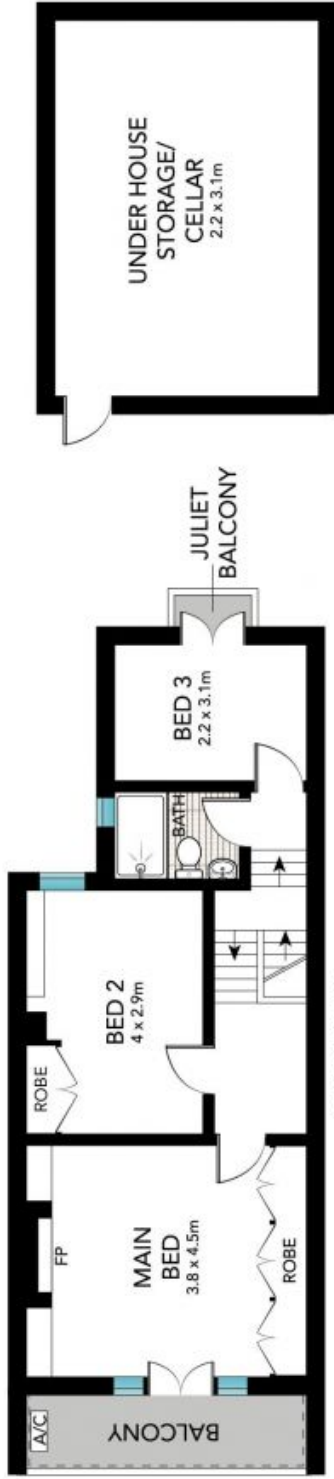
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