



13/22 Mackenzie Street Lavender Bay, NSW 3 2 1

Contemporary Residence in the Sought After 'Lavender Terraces' with an exclusive harbour side location

This immaculately presented residence located in the exclusive "Lavender Terraces" complex, offers an exceptional lifestyle of timeless elegance across three levels and features spacious living, idyllic alfresco entertaining and iconic Harbour Bridge views stretching across to the CBD. It is superbly located within a short stroll to Sydney's harbour foreshore, ferries, buses, North Sydney CBD, North Sydney & Milsons Point train stations, Lavender Bay & McMahon's Point cafes & restaurants.

- Entertainer's kitchen with gas cooktop and stone benchtop
- Kitchen and dining areas flow out to a private sun washed entertaining courtyard
- Lounge room framed by private gardens
- Master bedroom with ensuite and built-in wardrobes
- Two additional bedrooms open onto private balconies and have built-in-wardrobes
- Two full bathrooms and a powder room on the entry level for guests
- Generous internal laundry
- Reverse cycle air conditioning and heating throughout

Inspect: Wednesday, 1st May 2024 10:45 - 11:15
Saturday, 4th May 2024 10:45 - 11:15
Auction: 11/05/2024 01:00 pm

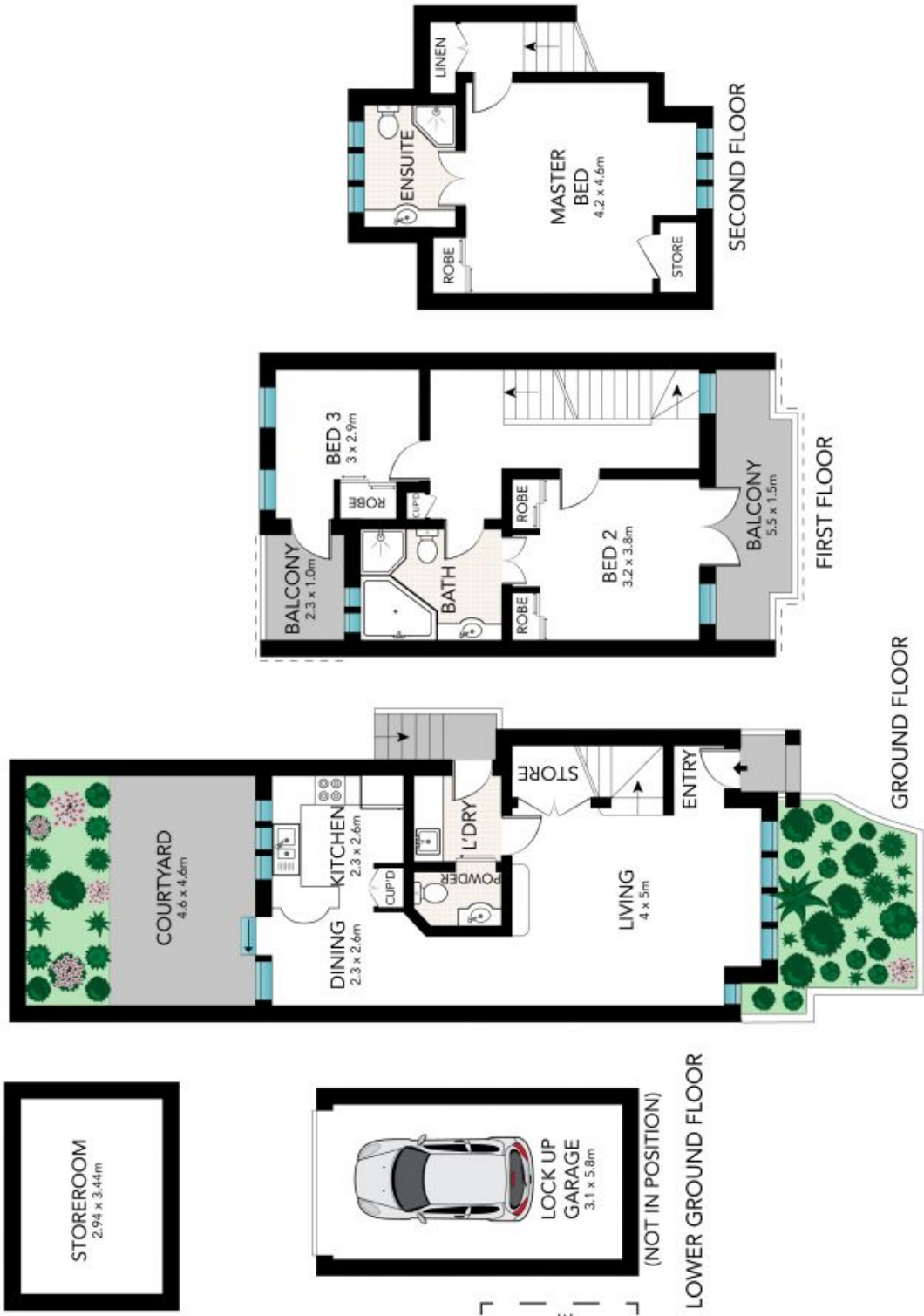
Price: Auction Guide \$3,000,000
Council Rates: \$309.47 p/q
Water Rates: \$171.41 p/q
Strata Rates: \$1,057.50 p/q



Annika Bongiorno
0415 194 152



Aaron Bongiorno
0423 621 775



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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