



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:** Saturday, 11th May 2024 12:45 - 1:15

**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



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