



18/243-245 Ernest Street Cammeray, NSW

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## Amazing space in a super-central lifestyle setting

INSPECT WEDNESDAY 11:30 - 12:00PM

Defined by its exceptionally bright and spacious interiors, sun-drenched balcony with extensive northerly views and premier central location, this impressive apartment offers scope to flaunt your creative decorative flair and value add. Positioned on the sixth floor of the recently upgraded 'Fairmont' security building with lift access, it is within a stroll of Cammeray Village, Neutral Bay Junction, Crows Nest's dining hub and the North Sydney CBD.

### Features:

- Northerly sunshine streams onto the balcony and brightens the living spaces
- Enormous light filled living space with defined dining area flows to the balcony
- Sunlit balcony with views over adjacent parkland extending across the district
- Tidy kitchen with views offers plenty of room and scope to further enhance
- Spacious bedrooms with built-ins, near original full bathroom, internal laundry
- Steps to city buses, five minute stroll to North Sydney Oval or Cammeray Village
- Covered car space, full brick building, covers an impressive 95.7sqm on title

**Inspect:** Wednesday, 8th May 2024 11:30 - 12:00  
**Auction:** 18/05/2024 01:30 pm

**Price:** Auction Guide \$840k  
**Council Rates:** \$307.00 p/q  
**Water Rates:** \$170.00 p/q  
**Strata Rates:** \$1,886.00 p/q



**Justin Ferguson**

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**David Hill**

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STONE



The floor plan is not to scale, measurements are indicative and in metres. Element elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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