



4/102 Young Street Cremorne, NSW

2 1 2

Golden Opportunity - Superb Location

SOLD PRIOR TO AUCTION - CALL HUGH 0418 270 993

Nestled within a whisper quiet garden setting and boasting oversized, light filled interiors this older style second floor unit offers an urban oasis in an ultra convenient lifestyle address.

A blank canvas awaits - Newly painted throughout, the apartment enjoys windows on 3 sides with large living and dining areas flowing to covered balcony. Kitchen and bathroom are in clean basic condition with large internal laundry. Offering the rare bonus of double tandem covered parking this one is a gem and offers exceptional potential to upgrade and capitalise.

Located within an easy walk to Neutral Bay Village, transport, Primrose Park, schools, Cammeray Golf Course and every possible local amenity.

Approximate Outgoings: Strata \$1441.82 pq // Council \$333.00 pq // Water \$204.13 pq

Approximate Areas: Unit incl Balcony 74.30 sqm + Parking 26.95 sqm + Storage 2.35 sqm = Total 103.60 sqm

Price: SOLD - \$1,127,500
Council Rates: \$333.00 p/q
Water Rates: \$204.13 p/q
Strata Rates: \$1,441.82 p/q



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Apartment Floor Plan



Storage Plan



APARTMENT FLOOR AREA = 74.30m² approx.
PARKING AREA = 26.95m² approx.
STORAGE AREA = 2.35m² approx.
TOTAL AREA ON TITLE = 103.60m² approx.



Parking Plan

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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.