



3/149-151 Blues Point Road McMahons Point, NSW 1  1 

Art Deco Delight in Prime Locale

INSPECT SATURDAY & WEDNESDAY 10:00 - 10:30AM

Nestled in the heart of the vibrant McMahons Point Village this refreshed, first floor unit offers a great first home, city base or investment in one of Sydney's most central and desirable neighbourhoods. Set in a small boutique block of only 4 with classic period charm and large communal rear gardens to enjoy.

Offering a generous eat-in kitchen, separate lounge/dining area, bathroom/laundry, linen closet and large bedroom with modern built-in wardrobe, the unit is more than comfortable as is while offering scope to upgrade to taste.

Surrounded by quality restaurants, cafes, pubs and shops - and conveniently located just minutes walk to the Harbour Foreshore, walks & parks, North Sydney CBD, ferry, rail and Metro - this is Sydney living at its finest.

Approximate Sizes: Apartment Internal 42.80 sqm

Approximate Outgoings: Strata \$1365.00 pq // Council \$305.00 pq // Water \$201.90 pq

Inspect: Saturday, 16th May 2026 10:00 - 10:30
Wednesday, 20th May 2026 10:00 - 10:30
Auction: 30/05/2026 09:00 am

Price: Auction Guide \$750,000
Council Rates: \$305.00 p/q
Water Rates: \$201.90 p/q
Strata Rates: \$1,365.00 p/q



Hugh Macfarlan

0418 270 993



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APARTMENT FLOOR AREA = 42.8m² approx.



Apartment Floor Plan - First (Top) Floor

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.