



## Unit 10/11 Ward Avenue, POTTS POINT, NSW 2011

### RENOVATED ART DECO ONE BEDROOM APARTMENT - PRIME LOCATION!

Renovated and full of character, this Art Deco strata apartment offers the perfect blend of charm and convenience. Ideally positioned on the ground floor of a well-maintained security building, its just a 3-minute walk to the train station, 1 minute to Harris Farm, and surrounded by vibrant cafes, shops, the harbour foreshore, and nearby parks.

Features include:

- \* Spacious bedroom with built-in wardrobe
- \* Light-filled living area with high ceilings
- \* Modern, functional kitchen
- \* Stylish tiled bathroom with bathtub and internal laundry
- \* Floating timber floors throughout
- \* Secure building with intercom access

This property is ready to move in with nothing to spend it's ½ a fantastic opportunity for first-home buyers or savvy investors. Enjoy the added bonus of low strata levies and an unbeatable lifestyle location.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 106P1973

**SALE DETAILS**

**\$565,000**

**CONTACT DETAILS**

**Elders Double Bay**  
Suite 2/8 Manning Road  
DOUBLE BAY, NSW  
02 9362 1700

**Ron Danieli**  
0402100809

Outgoings:

- \* Strata: \$900.84 per quarter
- \* Water: \$213 per quarter
- \* Council: \$318.30 per quarter
- \* Total size: 31 sqm

Property Code: 1575

- Bedrooms: 1
- Bathrooms: 1

