



## 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, it's 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  $\$565,000$  a fantastic opportunity for first-home buyers or savvy investors. Enjoy the added bonus of low strata levies and an unbeatable lifestyle location.

**TYPE:** For Sale

**INTERNET ID:** 106P1973

#### SALE DETAILS

**\$565,000**

#### CONTACT DETAILS

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

