



## 111/40 Bayswater Road, RUSHCUTTERS BAY, NSW 2011

### LIGHT-FILLED STUDIO IN A PRIME WALK-EVERYWHERE LOCATION!

Step into this bright, airy and beautifully updated studio-just moments to everything! Only a 3-minute walk to shops, trains and entertainment, plus a quick 17-minute stroll to the CBD. Enjoy parks and the stunning harbour foreshore right at your doorstep.

Situated in a secure, recently upgraded building with a brand-new lift, this studio boasts a separate kitchen, spacious open-plan living with mirrored built-in wardrobe, and huge wall-to-wall windows that flood the space with natural light. Featuring a tiled bathroom with bathtub, high ceilings, sleek LED lighting and easy-care tiled flooring throughout.

Includes secure on-site scramble parking. An excellent investment or perfect first home with nothing more to do and low strata fees.

Strata: \$872.13/qtr

Council: \$31.50/qtr

Water: \$179.94/qtr

Size: 24 sqm

**TYPE:** For Sale

**INTERNET ID:** 106P1974

#### SALE DETAILS

**For Sale \$495,000**

#### CONTACT DETAILS

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

**Ron Danieli**  
0402100809

Disclaimer: Elders Elizabeth Bay have no reason to doubt the accuracy of the property information provided. We request that at all times you inspect the property and make & rely upon your own enquiries.

Other features: Area Views, Close to Schools, Close to Shops, Close to Transport, Kitchenette, Security Access

- Bathrooms: 1



