



12/8 Macleay Street, POTTS POINT, NSW 2011

Spacious, Light-Filled Studio in Prime Harbourside Setting

Bathed in natural light and peacefully positioned, this generously sized strata studio presents an exceptional opportunity to secure a home in the heart of Potts Point. Tucked between prestigious Billyard Avenue and vibrant Macleay Street, the apartment combines tranquility with unbeatable convenience.

Designed for comfortable inner-city living, the layout features a separate bed/study alcove and expansive wall-to-wall windows that invite abundant light and fresh air throughout. Set within the well-maintained and highly sought-after "Macleay Gardens" security building, this is a lifestyle opportunity not to be missed.

Features include:

- Open-plan kitchen with excellent functionality
- Option for internal laundry facilities
- Defined bed/study alcove for flexible living
- Neat tiled bathroom with bathtub
- Pleasant outlook with glimpses of the beach and water
- Dual access via Macleay Street and Billyard Avenue
- Common rooftop with panoramic views
- Shared laundry facilities available
- Secure building with lift and intercom access

TYPE: For Sale

INTERNET ID: 106P1993

SALE DETAILS

For Sale \$555,000

CONTACT DETAILS

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

Ron Danieli
0402100809

Enjoy the best of Potts Point right at your doorstep, with its renowned caf s, restaurants, and vibrant atmosphere. Conveniently located just 900m to Kings Cross Station, 500m to the harbour foreshore, and only 1.7km to the CBD.

A fantastic opportunity to move straight in or add your own personal touches - perfect as a first home or a blue-chip investment.

Strata levies: \$1401.94 per qtr

Council rates: \$277.30 per qtr

Water rates: \$199.68 per qtr

Size Approx - 31sqm

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, Carpeted, Close to Schools, Close to Shops, Close to Transport, Lift Installed

- Bathrooms: 1