

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
- Defined bed/study alcove for flexible living
- Neat tiled bathroom with bathtub

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: 140P0836

SALE DETAILS

For Sale \$555,000

CONTACT DETAILS

Elders Elizabeth Bay
Shop 2, 17 Elizabeth Bay Road
Elizabeth Bay, NSW
02 9358 8998

Ron Danieli
0402 100 809

- Pleasant outlook with glimpses of the beach and water
- Dual access via Macleay Street and Billyard Avenue
- Common rooftop and garden areas
- Secure building with lift and intercom access

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

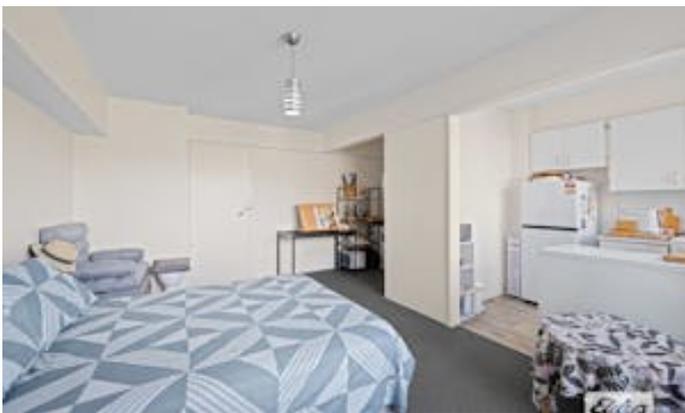
Water rates: \$199.68 per qtr

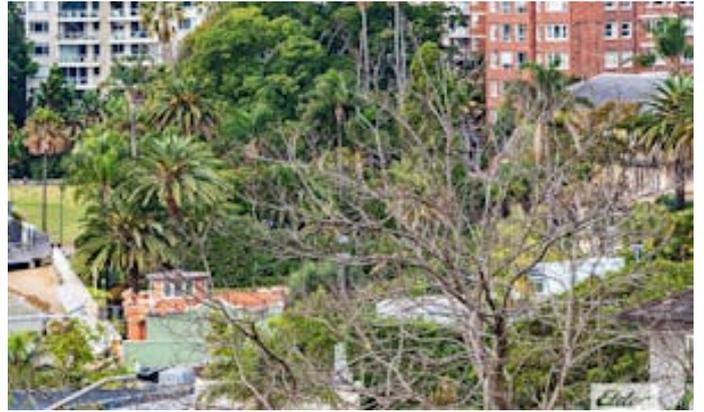
Size Approx - 31sqm

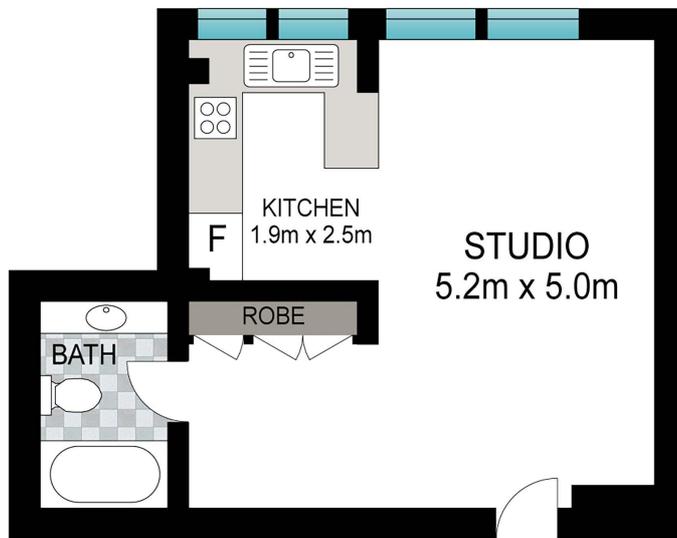
Disclaimer: Elders Elizabeth Bay have no reason to doubt the accuracy of the property information provided. We request that at all times you inspect the property and make & rely upon your own enquiries.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport, Lift Installed

- Bathrooms: 1







Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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