



408/8 Ward Avenue, ELIZABETH BAY, NSW 2011

TRENDY STUDIO – PERFECT FOR FIRST HOME BUYERS OR INVESTORS

Positioned within the well-maintained Madison security complex, this stylish strata studio offers an outstanding opportunity for first home buyers, investors, or SMSF purchasers seeking a low-maintenance property in a highly desirable location.

Conveniently located close to trains, shops, parks, the harbour foreshore, caf  s, and all local amenities, this peaceful third-floor apartment combines comfort, convenience, and strong investment appeal. The building features lift access and shared laundry facilities on every level.

Property features include:

- Cosy living area with large windows and leafy garden outlook
- Timber Venetian blinds and reverse-cycle air conditioning
- Built-in robe, study desk, and overhead storage
- Functional timber kitchenette complete with fridge and microwave/oven
- Spacious modern tiled bathroom with bath and granite vanity

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: 140P0851

SALE DETAILS

For Sale - \$429000

CONTACT DETAILS

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

Ron Danieli
0402 100 809

- Quiet position overlooking the internal gardens
- Strong rental return with excellent investment potential
- Short stroll trains, cafes & restaurants at your door, parks & harbour short walk

An ideal opportunity for owner-occupiers or astute investors looking to secure a quality property in a sought-after location.

Strata Levies: \$1,107.92 per qtr

Water Rates: \$211.09 per qtr

Council Rates: \$318.30 per qtr

Apartment Size: 22sqm

- Bathrooms: 1

