

Sold

Unit 35/ 11 Ward Ave, Potts Point



****UNDER OFFER** **INSPECTION CANCELLED****
ATTENTION INVESTORS OVER 5% RETURN - Chic top floor Art Deco

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Bright and airy top floor Art Deco strata apartment in sought after location close to shops, restaurants, cafes, trains station, parks and the harbour foreshore. Approximately a 17-minute walk to the CBD and Hyde Park and an approximate 20 minute walk to Botanical Gardens. Features include:

- Bright and Airy top floor position with lovely high ceilings
- Good sized living area with floating floorboards
- Generous double bedroom with built-in robe
- Separate modern galley style kitchen with dishwasher and fridge
- Newly upgraded tiled bathroom with bath and internal laundry option

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Price	SOLD
Property Type	Residential
Property ID	1180

Agent Details

Ron Danieli - 0402100809

Office Details

Ron Danieli Real Estate
SHOP 2 17 Elizabeth Bay Rd
Elizabeth Bay, NSW, 2011
Australia
0293588998

RONDANIELI
- REAL ESTATE -

- Freshly painted throughout with all new light fittings
- Quiet location at rear of the building
- Character Art Deco security building, well maintained with intercom access
- Approximate 8 minute stroll to Bear Park & the Harbourside
- Bonus of relatively low strata levies
- Currently leased at \$500 per week.
- EXCELLENT INVESTMENT OVER 5% RETURN
- Ideal First Home

Strata Levies: \$750.84 per qtr

Council Rates: \$283.70 per qtr

Water Rates: \$155.60 per qtr

Size: 33sqm

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