

102/89 Parraween St, Cremorne, NSW 2090

Apartment For Sale

Monday, 23 December 2024

102/89 Parraween St, Cremorne, NSW 2090

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Andrew Croll



Jordon Kaye

Contact agent

An immaculate apartment in 'new' condition, constructed in 2021 featuring high-end fixtures and fittings throughout with modern conveniences. The well-proportioned floorplan presents rooms of generous size with high ceilings ensuring abundant natural light. The low-rise security building offers a chic lobby with level entry and elevator access from basement parking. An oversized living space offers separate dining adjoining internal courtyard, open-plan kitchen with large island and spacious lounge spilling onto glass enclosed balcony for al-fresco dining. Rise to the top of the block and you can enjoy the communal entertaining pavillion with both inside and outside space and sweeping views from the observation deck taking in the harbour and northern suburbs. The location is impeccable with Cremorne Village on your doorstep to enjoy a myriad of shops, cafes, restaurants and bars. The highly-regarded Orpheum Theatre provides entertainment while the transport route offers express city bus services and access to harbour ferry routes. An excellent opportunity for down-sizers looking for low-maintenance living with all the trappings, or astute investors seeking a Sydney property in a high-rental locale in one of the Lower North Shores most desirable postcodes. ?Premium living in ultra-convenient location?Low-rise, video security with elevator access?On-site allocated storage, secure parking?Architect design with luxury finished t/out?Stunning timber herringbone flooring in living?Comfortable wool carpet in all bedrooms?Zoned reverse-cycle air-con, video security ?Generous floorplan with light-filled rooms?Large open living with two outdoor areas?Stone benchtops, d/w, feature island bench?Induction kitchen, integrated fridge, micro?State-of-the-art Miele integrated oven?Zip instant hot & cold water filter system?Master suite, WIR, ensuite with bathtub?Two additional bedrooms both with BIR?Designer bathroom, sep internal laundry?Abundant internal and external storage?Communal rooftop alfresco entertaining terrace?Only steps to all services and amenities?Transport options incl express CBD bus?Easy access to Balmoral Beach & parklands

Approximate quarterly outgoings: Levies: \$3,208 Council rates: \$325 Water rates: \$173 TOTAL: \$3,706 per quarter

Auction: On Site, 12:30am Sat, 8 February 2025

Details: Andrew Croll 0409 530 133 or andrew@croll.com.au andrew@croll.com.au

Solicitor: Jennifer Rees, Abbott Delaney Lawyers : 9230 1500, Level 1, 117 York Street Sydney NSW 2000, jar@abbottdelaney.com.au

A copy of the contract for this property can be downloaded from the Croll Real Estate website

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