

**15/108-110 Wycombe Road, Neutral Bay, NSW,  
2089**



**Apartment For Sale**

Monday, 13 January 2025

15/108-110 Wycombe Road, Neutral Bay, NSW, 2089

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

**Sweeping Harbour Views provide for an enviable lifestyle in this updated apartment.**

Auction Location: On Site

Set on the top floor on the high side of Wycombe Road and enjoying Harbour and district views from the large East facing verandah, this two-bedroom apartment offers a generous layout that invites natural light and promotes a relaxed lifestyle. First time offered in 46 years and just updated with fresh paint and new carpet making it an attractive choice for both investors and owner-occupiers.

The generous kitchen includes electric Bosch dishwasher, ample bench space, and abundant storage. The main bedroom has a large built in robe and both bedrooms have plantation shutters and overlook the leafy rear garden. The bathroom includes a full shower, a separate bath, and vanity, while the WC is stand alone, adjacent the large internal laundry and storage.

A huge 28m<sup>2</sup> tandem double lock-up garage is accessed from the rear of the building. Security intercom access enhances peace of mind, adding to the convenience of this low-maintenance home in a sought-after location. Just 400 metres from Military Road, the property offers easy access to city buses, a wide selection of restaurants, three supermarkets, and the many amenities of Neutral Bay.

Auction: 8 February 2025 if not sold prior

Open Inspection: Saturday & Wednesday 12:00 – 12:45am or by appointment

Strata Plan: "The Lodge" Lot 15 in SP 5455 Strata Registered 25 May 1971

Apartment Size: Internal with balcony 105.9m<sup>2</sup> + garage 31.6m<sup>2</sup> Total on title 137.5m<sup>2</sup>

Position: Top floor of a three storey walk up building

Water: \$156 per quarter approx.<sup>[?]?</sup>

Council: \$310 per quarter approx.

Combined Levy: Paid every 6 months \$3,420.55 which would be \$1,710.28 quarterly

Admin Fund + Capital Works Fund As at 20/12/2023 \$204,040.83

Strata Agent: Jamesons Strata Management

Number of Lots in Strata: 15 apartments over three levels

Pets: On application, subject to the Act.

Laundry: Each unit has its own internal laundry, there are no common laundry facilities.

Rent: Estimate \$830 - \$850 per week

Stairs: The building has a stairwell only, there is no lift

Garage: Large tandem lock up garage with easy access from rear

Strata Report: is available at no charge on request

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.