

**2/2 Colindia Ave, Neutral Bay, NSW, 2089**

**Apartment For Sale**

Wednesday, 15 January 2025

2/2 Colindia Ave, Neutral Bay, NSW, 2089

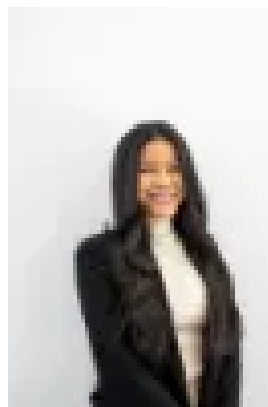
**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Andrew Croll



Thippawan Jackie Saokaew

## Light and Bright Two Bedroom Apartment

Tucked away in a tranquil cul-de-sac, this elevated apartment boasts an exceptional location, perched on a hilltop and offering a picturesque leafy outlook, with unobstructed views to the sparkling lights of North Sydney CBD skyline. This bright and light property boasts a generous floorplan with ample internal storage, thank to clever interior design. Brimming with charm and functional there is opportunity to update and realise the potential. A fantastic investment in a highly-desirable rental locale, or the perfect city bolt-hole for out of towners or first home buyers. Close to amenities including Neutral Bay shopping village brimming with cafes, restaurants and easy access to the transport hub.

- ☒ Comfortable and well-presented private living
- ☒ Bright, neutral palette with peaceful ambience
- ☒ Easy care timber flooring in living & bedrooms
- ☒ Living room with views across to North Sydney
- ☒ Generous eat-in kitchen with b/in bench seat
- ☒ Euro style internal laundry facility, ample storage
- ☒ Two beds with ceiling fans, master with balcony
- ☒ Original bathroom with sep. f/size bath & shower
- ☒ Walk to local parklands and harbour walking paths
- ☒ Easy access to Neutral Bay village & transport

Approximate quarterly outgoings:

Levies: \$1,085

Council rates: \$321

TOTAL: \$1,406 per quarter

Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.