

7/3 The Esplanade, Mosman, NSW 2088

Apartment For Sale

Monday, 23 December 2024

7/3 The Esplanade, Mosman, NSW 2088

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Mayo Ishibashi



Andrew Croll

Contact agent

This is THE LOCATION you've been waiting for! Sitting on one of Sydney's most iconic and sought after beach promenades, this delightful one bedroom unit is the perfect city abode. Placed at the quite rear of the complex commanding a peaceful ambience with sunny balcony to take in the Balmoral vibes... and hear the waves lapping on the golden sands. Generous floorplan offer the opportunity to further update and realise the potetial of this blue ribbon postcode. Step outside and you are immediately engaged with the beach and thriving cafe lifestyle. Level walk to transport and CBD express city bus. The perfect bolt-hole for out-of-towners, or an astute investment opportunity. Steps to Balmoral Beach & promenade Walk to baths, parklands and sailing club Spacious open-plan living and dining Sunny balcony with filtered beach views Bright kitchen flows onto living space Large bedroom, BIR and adjoining ensuite Share laundry, allocated storage cage Council permit for parking available Easy access to transport and amenities Walk to cafes, restaurants and local bars

Approximate quarterly outgoings: Levies: \$1,099 Council rates: \$376 Water rates: \$173 TOTAL: \$1,648 per quarter

Auction: On site, 10:30am Sat, 8 February 2025

Details: Mayo Ishibashi 0452 553 262 or mayo@croll.com.au mayo@croll.com.au

Solicitor: Christopher Smith, Sydney Conveyancing Company : 8404 9300, Shop 56/78-80 Alexander Street Crows Nest NSW 2065, chris@sydcc.com.au

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

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