



Classic Inner City Charm In Kanimbla Hall - 40sqm approx

\$625,000

This classic Art Deco apartment is perfectly placed to enjoy a cosmopolitan inner city lifestyle, just one street back from Macleay Street's vibrant urban village. Set in the landmark Kanimbla Hall, the one-bedroom apartment captures tranquil views over the tree-lined avenue from its front wing position with large windows maximising natural light and framing the leafy views. A quiet escape from its fast-paced city surrounds, the well-presented apartment makes an ideal market entry or investment with residents enjoying access to a landscaped rooftop deck with spectacular views over the city and harbour icons.

- + Grand Art Deco security block
- + Timber-paneled foyer, new lift
- + Large bedroom with built-ins
- + Spacious living, timber style floors
- + Updated kitchen, gas cooker
- + Tidy bathroom, shared laundry
- + Generous common roof terrace
- + Breathtaking city/harbour views
- + Ideal first home or investment
- + Walk everywhere convenience
- + 100m to Macleay Street village
- + Stroll to Llanckelly Place eateries
- + 450m to Kings Cross station
- + Less than 2km to the CBD

Total Area: 40sqm approx

Outgoings

Apartment Levies:

Admin Fund: \$766.95 per quarter

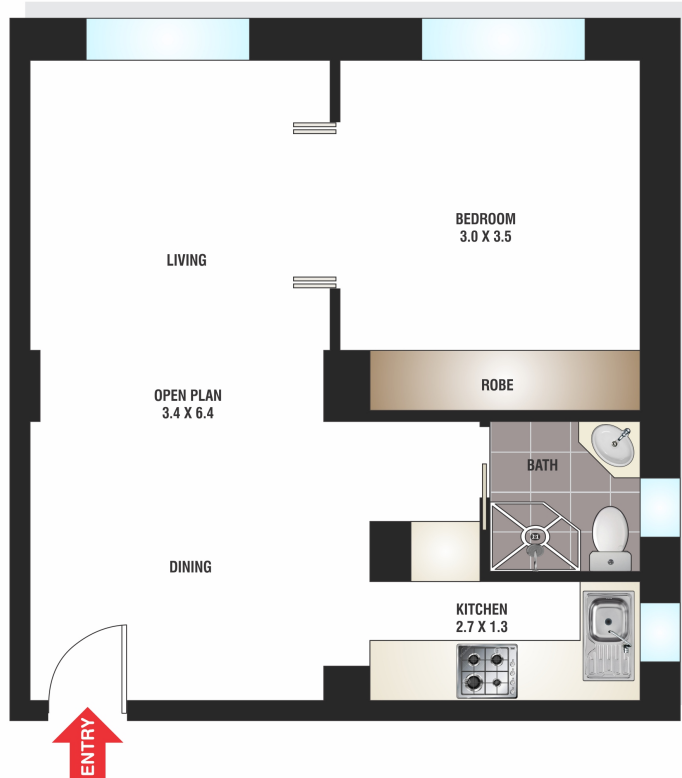
Sinking Fund: \$450.30 per quarter

(Water Rates included in Levies)

Council Rates: \$258.60 per quarter

Building Manager: Strata Choice Ph: 1300 322 213

Disclaimer: We have been provided with the above information, however, Laing Simmons gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.



FLOOR PLAN
12/19a Tusculum Street
POTTS POINT

FLOOR PLAN BY BORTEX PTY LTD PH: 0414 922 679
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