

Sold



**31/ 6-12 Prospect Avenue, Cremorne**






## Light, open apartment brimming with possibility

Cityscape views and an open canvas define this apartment within steps of Cremorne village. Flowing living areas offer sun-soaked room to dine and relax, with a glass slider leading out to a sizeable balcony. Both bedrooms have the luxury of their own bathroom and are thoughtfully placed away from the living zone. The galley kitchen opens to a sunroom and second balcony, reflecting the opportunity for a creative buyer to maximise comfort, value and space on this desirable address.

- > Quiet, cul-de-sac location a walk to CBD buses, shops and entertainment
- > Ready for a modern overhaul
- > Ensuite for master, mirrored built-in wardrobes for both bedrooms
- > Separate laundry, basement parking and storage cage
- > Exclusive resident use of in-ground pool and sauna
- > Eighth floor setting with lift access in the secure Langley building
- > 103.3sqm including interiors, balcony, parking space and storage room

Approximate outgoings: Strata \$2,128.07pq Council \$288.00pq Water \$150.99pq

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	1085
<b>Floor Area</b>	103 m2

### Agent Details

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**Cousins & Co**