

3/9 Esp, Elizabeth Bay, NSW 2011

Sold - \$705,000

Apartment 1  1 



## UNDER CONTRACT - Your First Step into Harbourside Living

Set in a peaceful Harbourside cul-de-sac, this charming, strata title, Art Deco apartment offers a rare chance to enter the exclusive Elizabeth Bay market. With leafy outlooks and freshly updated interiors, this home is the perfect retreat for those seeking a relaxed lifestyle close to the Harbour. Enjoy weekend brunches at the marina, lazy afternoons in Beare Park, and the convenience of nearby cafés, weekend markets and vibrant Potts Point village.

**Open for Inspection**

By Appointment.

- . Quiet harbourside location in a boutique Art Deco block of only 18 apartments
- . Ground-floor position with lush green views
- . Sleek gas kitchen with excellent storage
- . Double bedroom with custom-built wardrobes
- . Curved enclosed balcony, perfect for a study or reading nook
- . Mosaic-tiled bathroom with a full bath
- . Steps to waterfront parks and café culture
- . Strata title 49m2
- . 300m to bus, 950m to train station, walk 2km to Macquarie Street

A perfect first home, a quiet city apartment for regional buyers in a blue-chip harbourside location or a smart move for investors looking for strong rental demand.

Outgoings per quarter:

Water Rates: \$169.03

Council Rates: \$306.20

Strata Levies: \$2,265.55 (Admin \$1,767.15, CW \$498.40)

**Listed By**

Penny Timothy

Luke McDonnell

