




3/96 Spit Rd, Mosman, NSW 2088

Leased - \$810

Apartment 2  1  1 



## 2 Bedroom + Study with Lock Up Garage

With a floorplan of approx. 90m<sup>2</sup>, this conveniently located apartment is located minutes to Spit Junction Shops, short walk to Balmoral Beach and buses to CBD. Featuring:

- 2 bedrooms - both with built-ins plus a separate study/sunroom or possible 3rd room
- Modern electric kitchen with plenty of cupboard space, dishwasher
- Laundry is located in the kitchen with large 10 kilo washing machine and dryer
- Note: The washer machine and dishwasher cannot be used at the same time
- Sunny North-Eastern position within the building, no shared walls
- High ceilings
- Renovated bathroom with large shower
- Small boutique building of only 6 large apartments
- Common area laundry room within the shared garden
- Lock Up Garage
- No pets
- Minimum 12-month lease
- Available now

**Open for Inspection**

By Appointment.

### Listed By

The Office  
Phone: (02) 9908 9090

