



RUSHCUTTERS BAY

307/1a Clement Place

2  2  1 

Harbour Parkside Living, North Aspect, Tranquil Views - Owners happy to sell ...

Sold

Sweeping views over Reg Bartley Oval and Rushcutters Bay Park to the boat-filled bay make a sublime backdrop to this light-filled apartment in Marina One, a resort-style security complex in a beautiful harbourside setting with a short stroll along the foreshore to marinas and the Cruising Yacht Club of Australia. A peaceful haven with sunny north aspect, the apartment offers an idyllic lifestyle in the pet friendly complex with 2 heated swimming pools, level lift access and secure visitor parking.

Catching harbour breezes from its elevated position on level 3, the bright and airy apartment has a well-designed layout including an entry hall, spacious living & dining area, covered alfresco balcony, granite gas kitchen, main king-size bedroom (with large ensuite, built-ins and balcony), 2nd double bedroom (with built-ins and balcony), 2 marble bathrooms, concealed laundry (with washtub and storage), ducted zoned r/c air-con and video intercom.

One of two residences on this level with lift access via Lobby 4, the apartment has a car space (with adjacent storage unit) on Level B1 of the secure basement parking area. Enjoy luxury living footsteps to the park, cafes, buses and minutes to Edgecliff shopping/trains and Potts Point dining scene.

Features

- Pet friendly resort-style complex, 2 heated pools
- Sweeping parkland and bay views; north aspect

Property ID:	L1015506
Property Type:	Apartment
Garages:	1

AGENT



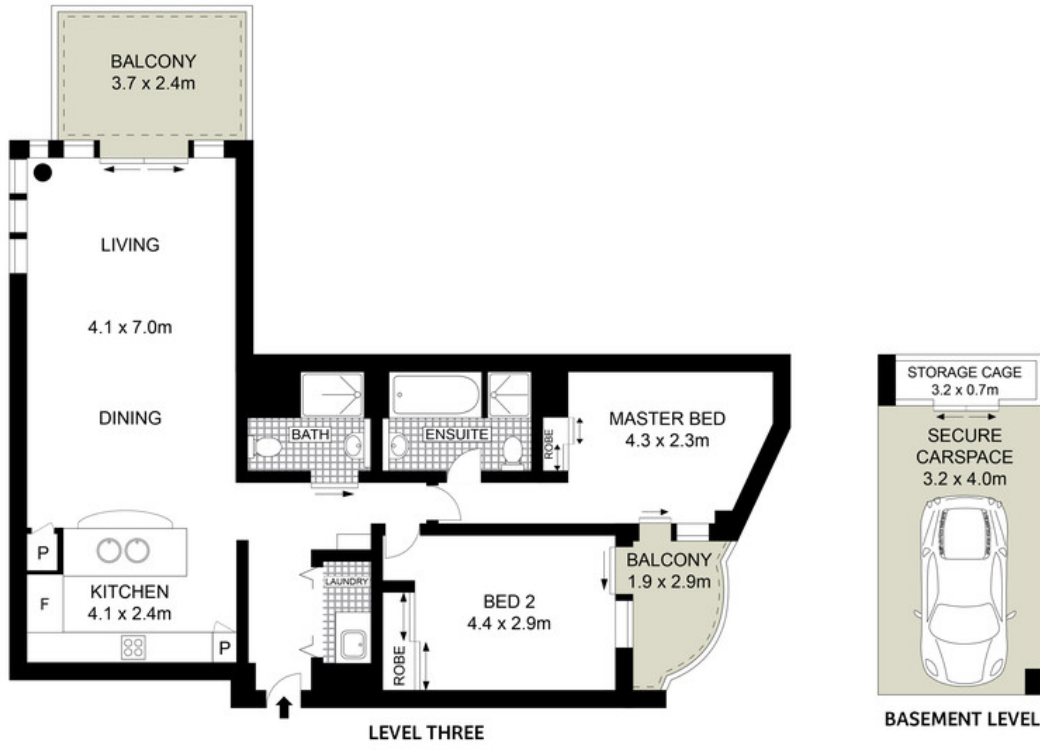
- Living & dining flows to covered alfresco terrace
- Open-plan kitchen with black granite benchtops
- Stainless steel gas cooktop, oven and dishwasher
- Main bedroom with built-ins, ensuite and balcony
- 2nd double bedroom with built-ins and balcony
- Custom block-out roman blinds in both bedrooms
- 2 marble bathrooms incl. ensuite with bath & shower
- Concealed laundry with washtub and storage
- Entry hall, ducted zoned r/c air-con, video intercom
- Car space on Level B1 of basement parking area
- Secure lock-up storage unit at rear of car space
- Visitor parking in secure basement parking area
- Lobby 4 entry with auto door for wheelchair access
- Level lift access to lobby and secure parking area

Approximate Rates

Council \$277 pq

Water \$178 pq

Strata \$2916 pq



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

307/1A Clement Place, Rushcutters Bay

Raine & Horne
 Double Bay / Bondi Beach / Bondi Junction