



**Under Offer - Super-charged Investment!**



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## 11/10-12 Gerard Street, Cremorne

**Sold**

This one bedroom apartment is located on the Eastern side of this security block with lift access, parking and within a level walk to Neutral Bay shops. Ideal for starters to the market, or those needing level access. The home offers a combined living/dining area flowing to an East facing balcony. The modern open plan kitchen has granite bench tops, stainless steel appliances including dishwasher, gas cooking and laundry facilities. There is a large bedroom with mirrored built-in robe. Secure undercover parking via Gerard Lane and lift access completes this attractive package in a price range within easy reach.

Quarterly outgoings: Strata \$1,366.00 (inc. Gas) p/q approx, Water \$137.00 p/q approx, Council \$235.00 p/q approx

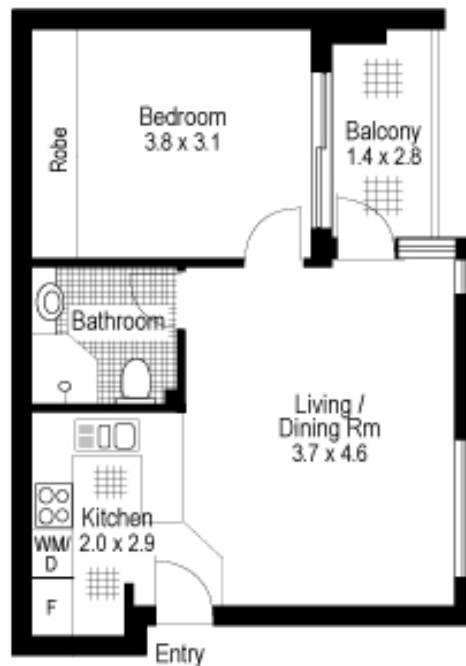
**Property ID:** L2986162  
**Property Type:** Apartment  
**Garages:** 1

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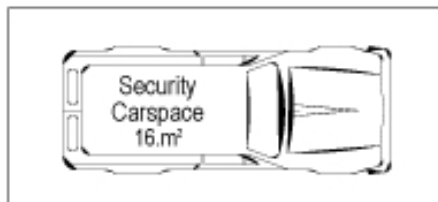
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# APARTMENT 11

## 10 Gerard St, Cremorne



### APARTMENT FLOOR PLAN



### PARKING PLAN

Apartment Floor Area = 43m<sup>2</sup> approx.  
(including balcony)

Carspace Area = 16m<sup>2</sup> approx.

**Total Area On Title = 59m<sup>2</sup> approx.**

Disclaimer: Notice is given that all dimensions, descriptions, and details are provided in good faith and are believed to be correct. Whilst all care has been taken in the preparation of the information contained herein no warranty is offered or implied. Interested parties should therefore rely on their own enquiries and must satisfy themselves in all respects.