

Breathtaking Sydney panoramas and a blue ribbon lifestyle



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45/6-12 Prospect Avenue, Cremorne

Auctioned

Poised amidst 270-degree panoramas channelling views that stretch from Middle Harbour across to Northbridge Golf Course and from Bondi to Sydney Harbour and the dazzling lights of the city, this two-bedroom apartment holds a commanding corner position on the 12th floor of the highly esteemed 'Langley' complex. Surpassed only by the breathtaking vistas that are enjoyed from every room, a quality renovation aligns the property with its stunning location. Nestled at the end of a quiet leafy cul-de-sac, framed by beautifully manicured gardens, residents enjoy exclusive access to a resort-style pool, whilst being just steps from the vibrant cafe lifestyle of Cremorne Junction, the Hayden Orpheum Picture Palace, Middle Harbour Public School and transport links.

- Newly renovated 12th floor 'Langley' apartment with breathtaking Sydney views
- Sun-drenched living area enveloped by sweeping panoramas and birds' eye views
- Granite kitchen with an adjoining sitting room and stunning northeast balcony
- Dual balconies take in sweeping Harbour views from Northbridge to North Sydney
- Sweeping sun-kissed views by day and a dazzling light show by night

Property ID: L26600188

Property Type: Apartment

Garages: 1

Land Area: 106.4 sqm

Stuart Bourne

0415 887 114

stuartb@lns.rh.com.au

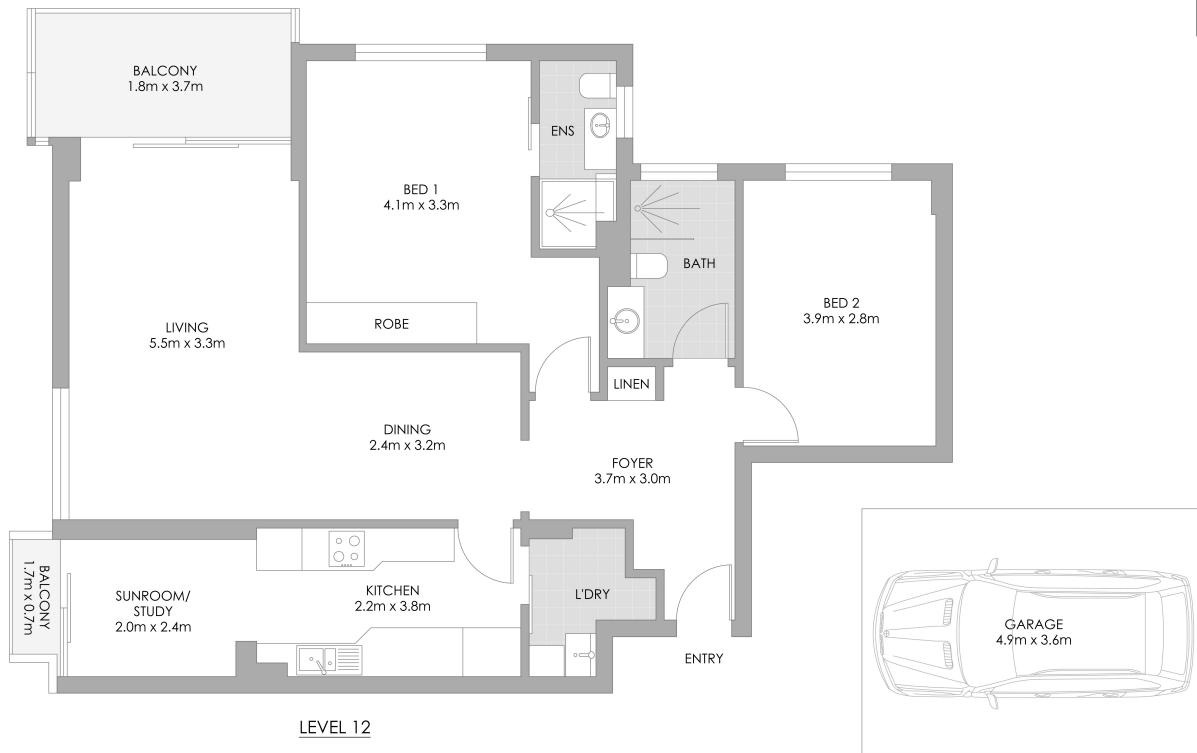
- Bright and spacious bedrooms, each enjoying magical Harbour and city views
- Master suite, floor-to-ceiling tiled bathrooms fitted with stone vanities
- Herringbone timber floors, renovated modern finishes and a crisp neutral colour scheme
- Walk-in laundry with storage, intercom entry, secure parking and lift access
- Meticulously maintained building set amidst beautifully manicured gardens
- Residents' resort-style pool, sauna, and elegant lobby entry
- Stroll to city bus services, cafes, boutique shops and restaurants
- 550m to Hayden Orpheum and Cremorne shopping village
- 500m to Middle Harbour primary and well placed for other leading schools
- Moments to the CBD and only moments to Balmoral and iconic harbour beaches

Council Rates: \$322.67pq

Water Rates: \$172.79pq

Strata Rates: \$2,421.03pq

Auction Bidder Registration – please click the link <https://buy.realtair.com/properties/138656>



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.

Raine&Horne
Lower North Shore