



**Unit 6, 1 Fleming St, Little Bay**



Modern | Oversized | High Ceiling One Bedroom

**Modern And Oversized Ground Floor One Bedroom**

Bright and fresh as new apartment in a wonderfully unique ground floor location just minute from Little Bay Beach, Golf courses, shops, restaurants, Sydney's prime Eastern Suburbs coast line and only 20 minutes to Sydney's CBD.

Apartment Features:

- 89sqm on title
- Good size bedroom , modern bathroom , plus separate study
- Generous 75sqm including large balcony, perfect for entertaining
- Air-conditioning to all bedrooms and living areas
- Modern, lustrous interiors enhanced with period features
- Sleek modern kitchen featuring stone bench tops and European appliances throughout
- Built-in wardrobes
- Secure basement car parking
- Internal laundry complete with Fisher & Paykel dryer
- Large private landscaped gardens for residents
- Basement storage

Outgoings:

Water : \$168.00 pq approx.

Council: \$328.00 pq approx.

Strata: \$771.00 pq approx.

🛏 1 🌐 1 🚗 1 📏 89m2

**Price** Price Guide \$800,000 - \$820,000

**Property Type** Residential

**Property ID** 188

**Land Area** 89 m2

**Floor Area** 75 m2

**Agent Details**

Samuel Wong - 0433 339 666

**Office Details**

Ultimo  
450 Harris Street Ultimo NSW 2007  
Australia  
02 9518 9992



Disclaimer: We have obtained all information herein from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.