



# FOR SALE

**AUCTION 30/11/22 @7PM. AUCTION GUIDE:  
\$500,000**

East Facing Studio with stunning views and parking!

Elevated within the Harry Seidler architect designed 'Aquarius' building, this studio is flooded with natural light with a daily backdrop framing Rushcutters Bay. It combines security, convenience and a scenic waterside lifestyle.

- Peacefully positioned high up (level 9) in the Harry Seidler security building
- A bright open living/bedroom space with a north facing aspect.
- Well presented original kitchen and bathroom.
- Endless possibilities to renovate and capitalise.
- Access to security car spaces, 1st serve basis, 37 available for residents of the building
- Excellent communal laundry facilities
- Views stretch over the park lands, to the water and beyond
- A landmark security building with swimming pool and garden
- Stroll to the water's edge, foreshore walks and harbourside parks
- Potts Point eateries, cafes and train station all close by
- A virtual blank canvas for renovators to get creative
- Perfect for the owner-occupier or investor

Built: 1976  
Internal Area: 29sqm  
Aspect: East Facing

Currently Leased: \$400 per week

Strata Levies: \$1,610 per quarter (approx)  
Council Rates: \$236 per quarter (approx)  
Water Rates: \$185 per quarter (approx)

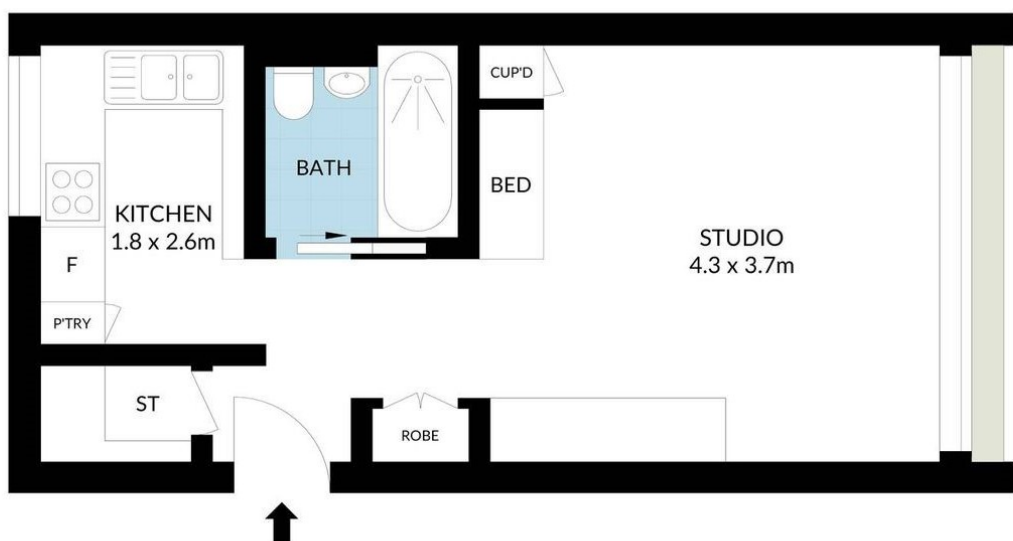
**1 BED | 1 BATH | 1 CAR**

**PRICE:**  
Auction

**OPEN FOR INSPECTION:**  
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.