

# FOR SALE

## HIGH-RETURN LIFESTYLE APARTMENT JUST 5 MINUTES' WALK TO KINGS CROSS STATION

Perfectly positioned only approximately 5 minutes' walk to Kings Cross Station, the apartment is moments from Potts Point cafes, restaurants, supermarkets, transport, Rushcutters Bay Park and harbour foreshore walks — making it highly attractive to both tenants and owner-occupiers. Set on the ground floor of a well-maintained security character building, the apartment enjoys easy access and a private, quiet corner position. Beautifully presented throughout, it features plantation shutters, near-new floorboards, split-system air conditioning, smart LED lighting and modern black track lighting.

The open living and dining area flows to a renovated kitchen with sleek cabinetry, mirrored splashback, quality appliances and internal laundry facilities. The bedroom is cleverly separated by sliding glass doors and a privacy curtain, complete with a mirrored built-in wardrobe for added storage and functionality.

Currently operated as an Airbnb investment, the property generated approximately \$1,250 per week on average during the owner's last financial year, based on owner-provided Airbnb income records. For long-term leasing, it is expected to achieve approximately \$700 per week, making it an attractive option for investors seeking flexible rental potential in a high-demand city-fringe location.

Whether you are an investor seeking strong rental appeal, a first-home buyer looking for an affordable entry into a premium lifestyle location, or a downsizer wanting a stylish, low-maintenance city base, this apartment is a standout opportunity combining location, presentation and performance.

1 BED | 1 BATH | 0 CAR

PRICE:

Price Guide \$550,000 - \$600,000

OPEN FOR INSPECTION:

May 15 at 12:00pm - 12:30pm

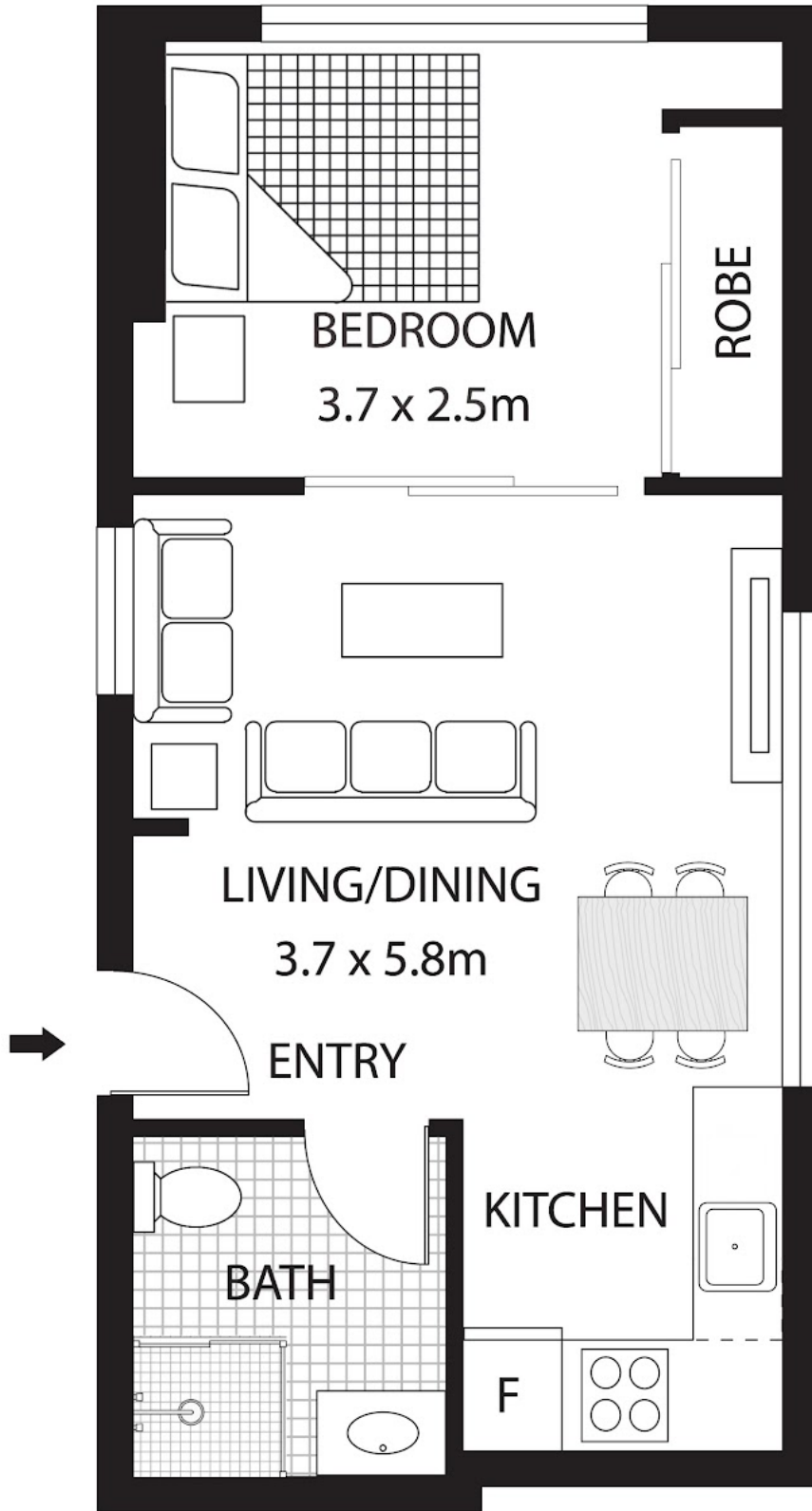


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

## Rushcutters Bay

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Floor plan and site plan are for illustration purposes only. Measurements, boundaries and north arrow orientation are for information only. Interested parties should verify details independently.

