



102/2 Langley Avenue Cremorne, NSW

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**UNDER CONTRACT**

Welcome to a delightful & inviting one bedroom first floor security apartment ideally located in the heart of vibrant Cremorne combining convenience with lifestyle. Short walk to Cremorne Village shops, cafes, restaurants, Hayden Orpheum Theatre and just moments to public transport to City.

- Spacious and light filled open plan living area plus sunny NW balcony
- Modern kitchen with Smeg gas cooking, dishwasher and microwave
- Double-sized bedroom with built-in robes
- Modern bathroom with internal laundry facilities
- Lift access to security basement car space
- Moments to public transport to the CBD or Manly

A perfect first time purchase or investment opportunity or simply an ideal pied-?-terre.

Council Rates: \$317.00pq approx.  
 Water Rates: \$172.00pq approx.  
 Strata Levies: \$1266.20pq approx.

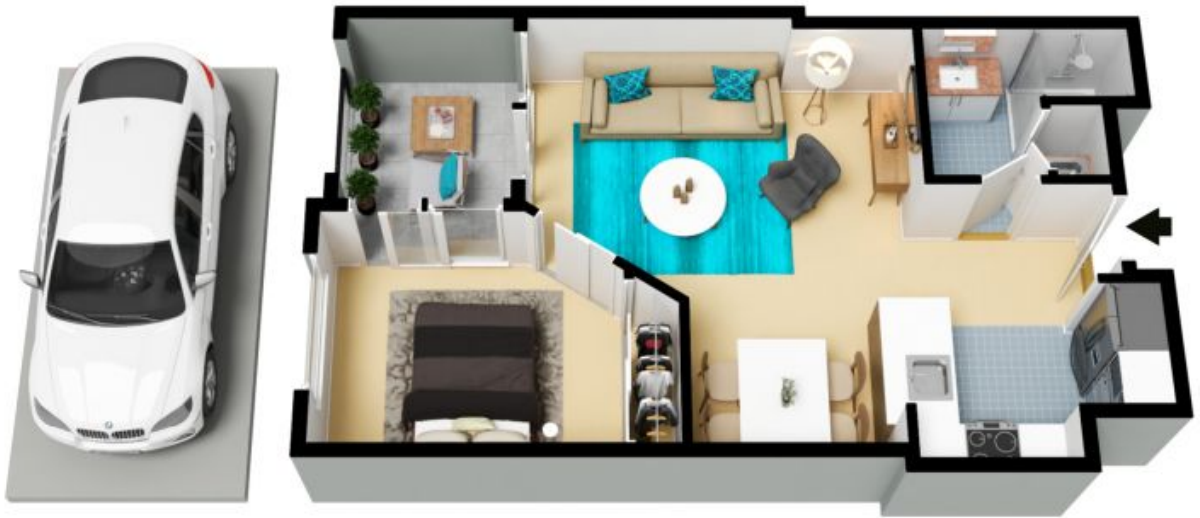
**Price:** \$745,000



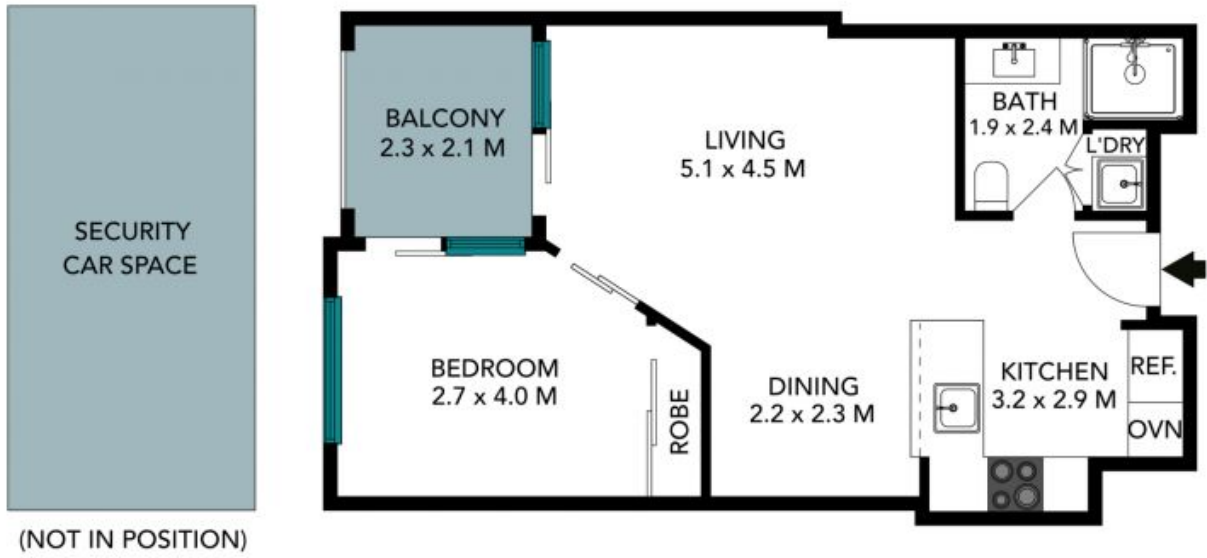
**Andrew Thomas**

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102/2 Langley Avenue  
Cremorne



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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