



8/40-42 Aubin Street Neutral Bay, NSW

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### Impressive Grandeur

Welcome to an impressive, inviting and substantial 3 bedroom split level apartment in a highly desirable street, an elegant and rare property of 394sqm on title in a small friendly security complex. A delightful private and secluded Nth facing wrap around landscaped courtyard perfect for alfresco dining and a double lock up garage adds to the appeal. Fantastic location, wonderfully central, 350m to Neutral Bay Wharf and the secret spot of Hayes Street beach, local shops, cafes, harbour foreshore parks, buses, plus many highly regarded public & private primary or secondary schools.

- Double lock up garage with internal access to apartment, visitors parking
- Relaxed light filled formal lounge flowing to Nth facing sunny courtyard
- Combined kitchen/dining with breakfast bar flowing to sunny courtyard
- Smeg gas cooking, oven, microwave and Bosch dishwasher
- Powder room/internal laundry
- Spacious king size master bedroom with built-in wardrobe and ensuite
- 2 further double bedrooms both with built ins
- Main bathroom, with luxurious bath and shower

**Inspect:**

Saturday, 19th October 2024 11:15 - 11:45

**Price:**

\$3,000,000 - \$3,200,000



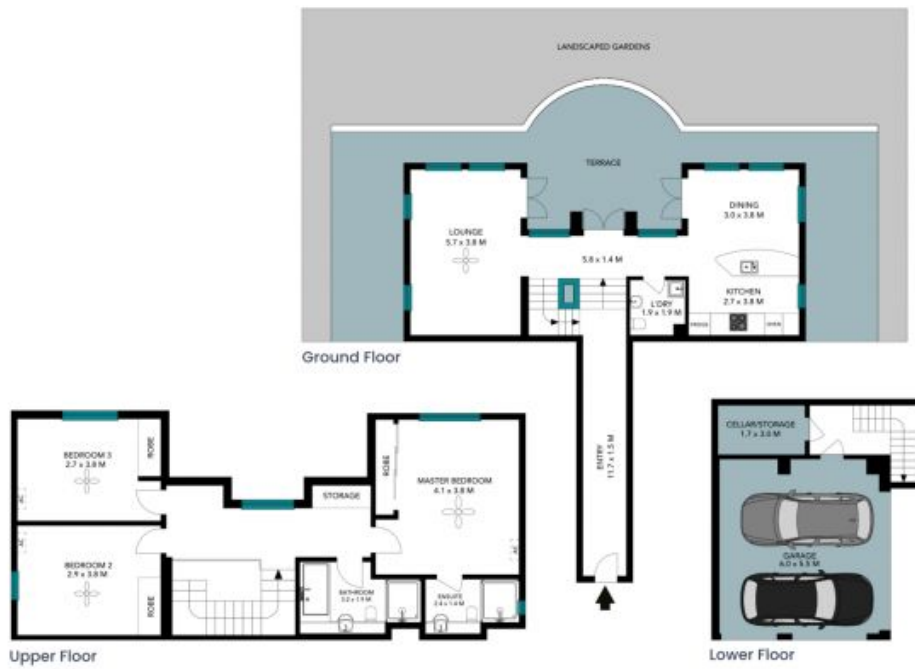
**Andrew Thomas**

0421 281 234

8/40-42 Aubin Street  
Neutral Bay



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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