



**3/38 St Georges Crescent Drummoyne NSW**

2 2 1

This spacious two bedroom apartment featuring a separate home office/third bedroom is situated in a tightly held waterfront boutique block of just 11 apartments, offers walk to everywhere convenience, nearby to Birkenhead Point Shops, Drummoyne Sailing Club, The Bay Run, Drummoyne Ferry and bus transport to the CBD.

This unique opportunity to purchase at an entry level price on Drummoyne's tightly held premier street of St Georges Crescent, is not one to be missed. An ideal opportunity for the first home buyer, downsizer, or savvy investor with strong rental demand.

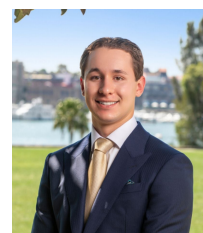
**PROPERTY FEATURES:**

- Light and bright interiors with hardwood timber flooring throughout

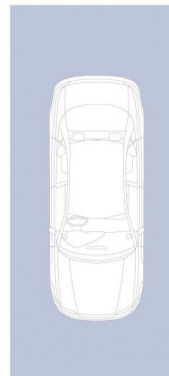
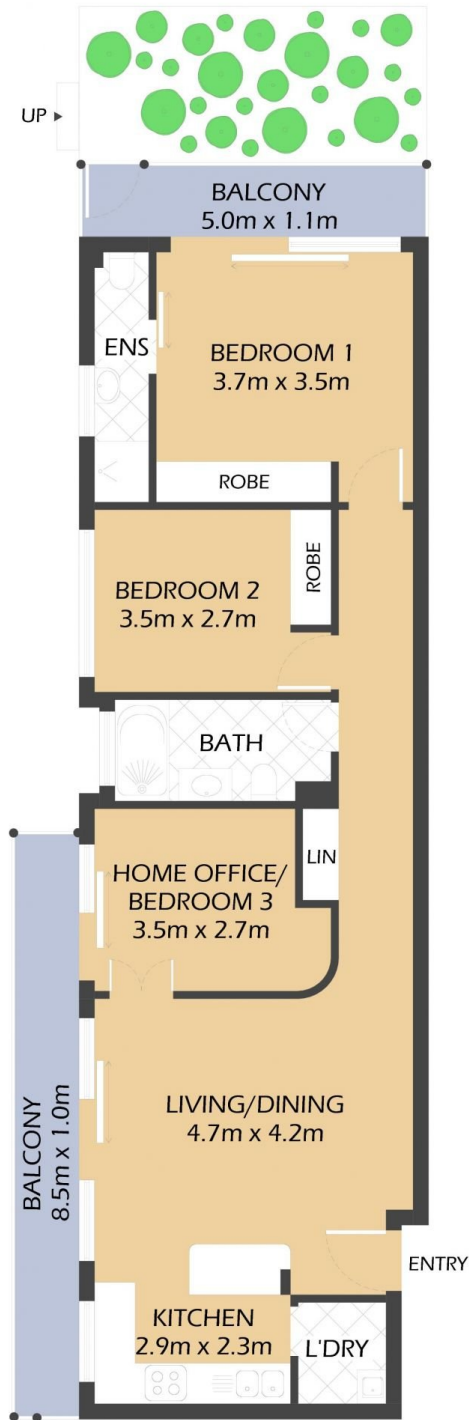
**Price** : Auction - Buyers Guide \$1,100,000  
**Building Size** : 103 sqm  
**View** : <https://www.balmainrealty.com/1P3787>



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UNDERCOVER  
SECURE CAR SPACE  
5.5m x 3.2m

## 3/38 ST GEORGES CRESCENT DRUMMOYNE



\*FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

PROPERTY DETAILS	
AREA	
Total	103 sqm
Internal & External	89 sqm
Parking	14 sqm
OUTGOINGS	
Strata	\$2419 pq
Council	\$335 pq
Water	\$171 pq

# BALMAINRealty

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