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DOMAIN – Apartments
What you're looking for

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Cover An artist's impression of the Eliza
penthouse, Hyde Park.

Apartment of the week
Margie Blok



405/1A CLEMENT PL, RUSHCUTTERS BAY

\$2.15 million +

Built 2001; renovated 2010
Size 197 sq m
Strata levy \$3059 a quarter
Inspect Sat, 10.45-11.30am;
Wed, 12.30-1pm
Auction October 30
Agent Leonarder Collins Luxury
Homes, 0413 456 363 or 1300 733 987



The parkside location and the floor plan are the outstanding features of this apartment in Marina One, a pet-friendly resort-style building adjacent to Rushcutters Bay Park and Reg Bartley Oval.

One level below the building's top floor, this apartment has uninterrupted northerly views stretching across the green expanse of the oval and park to the bay.

The latest sale of a Marina One four-bedder with this configuration occurred 10 months ago; on the building's first level, that apartment traded for \$2.12 million.

In the middle of this apartment are large living and dining zones (with glass doors opening to two balconies) and the kitchen.

There are two separate bedroom wings (each with two bedrooms), two en suites, a large main bathroom and a separate laundry.

Other features include ducted

airconditioning, video intercom and secure parking for two cars. Residents' facilities include a pool.

ROOM FOR IMPROVEMENT

External improvements are being carried out at Marina One – the building will look better when the scaffolding is removed.

THE LOCAL FITNESS TRAINER SAYS

"Rushcutters Bay is a great area for outdoor activities and it has a community vibe; we're often in the park socialising with our pet schnauzer," says the national training manager for Contours (women's fitness), Paul Bulatao.



THE BIG SELL

"Our apartment has an abundance of space and a northerly aspect. It's light and sunny all day and the parkside setting is peaceful."

Owners

NEED TO KNOW

Last traded for \$1.64 million in 2005
Highest recorded apartment price in Rushcutters Bay \$5 million for 4/1 Evans Road in September 2003

Recent sales
\$590,000 for 43/87 McLachlan Avenue in September;
\$911,000 for 28/21-25 Waratah Avenue in August

Auction clearance rate 71 per cent

Source: Australian Property Monitors, 1800 817 616; homepriceguide.com.au



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