



## Rushcutters Bay, 19/52 Kings Cross Road

A bright and contemporary, one bedroom with parking right in the heart of Rushcutters Bay

Located on the sixth floor within the esteemed security complex 'The Wardleigh', this exceptional one-bedroom strata apartment enjoys a prime position amidst vibrant cafes, restaurants, supermarkets, and convenient access to trains, buses, parks, and the harbor foreshore. Boasting a comfortable 1.3km stroll to the CBD, this residence is perfect for professionals or savvy investors recognizing the paramount significance of position and location in real estate.

Featuring a modern and practical kitchen equipped with a dishwasher, an inviting entrance foyer complemented by a linen press, a generously sized living area flowing onto a sun-drenched balcony with a charming district outlook, a spacious bedroom complete with a built-in wardrobe, a tiled bathroom, and an internal laundry. Additionally, the property includes the added convenience of an undercover security car space, ample visitor parking, and bicycle storage. Residents also have access to the stunning rooftop boasting



**For Sale**  
Sold by Team Del Monte

**View**  
[ljhooker.com.au/24AHYY](http://ljhooker.com.au/24AHYY)

**Contact**  
**Aaron Del Monte**  
0447 144 434  
[aaron.delmonte@ljhdoublebay.com](mailto:aaron.delmonte@ljhdoublebay.com)

**Kevin O'Kane**  
0449 960 940  
[kevin@ljhdoublebay.com](mailto:kevin@ljhdoublebay.com)

# LJ Hooker

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Double Bay**  
**(02) 9185 2816**

panoramic 360-degree views.

## More About this Property

<b>Property ID</b>	24AHYY
<b>Property Type</b>	Apartment
<b>Land Area</b>	64 m2

**Aaron Del Monte 0447 144 434**

Managing Director | [aaron.delmonte@ljhdoublebay.com](mailto:aaron.delmonte@ljhdoublebay.com)

**Kevin O'Kane 0449 960 940**

Property Partner | [kevin@ljhdoublebay.com](mailto:kevin@ljhdoublebay.com)

**LJ Hooker Double Bay (02) 9185 2816**

38 Ocean Street, WOOLLAHRA NSW 2025

[doublebay.ljhooker.com.au](http://doublebay.ljhooker.com.au) | [admin@ljhdoublebay.com](mailto:admin@ljhdoublebay.com)

