



16 Clifford St, Mosman



Sold \$5,150,000

16 Clifford Street harbours a unique opportunity to purchase a rectangular block of 6 residential apartments in the North Shore. This is a wonderful investment opportunity with all apartments leased. This property has a history of strong rental growth and has the potential for large growth in the future. Nestled in an affluent, idyllic suburb, this is a sought-after parcel of land.

The apartment block is two levels and consists of 4 x 2 bedroom apartments and 2 x 1 bedroom apartments, with a gross rent of approximately \$145,924.20 per annum. All apartments have balconies and an allocated car space on the ground floor. Each apartment is spacious with ample natural light, with the front two apartments having a wonderful view from the balcony.

Key Features:

Location

Mosman is a secluded oasis in the North Shore, offering a beautiful coastal lifestyle. The property is within close proximity to the city, making travel convenient, whilst also having ample green surroundings. Located in Mosman, this property is very close to Military Road and the B-Line Spit Junction which has multiple bus stops. This provides easy access to transport, and in turn, a direct commute into the CBD and North Sydney.

Amenities

A variety of amenities are close by including grocery stores, cafes, and

 10  6  6  446 m2

Price	SOLD for \$5,150,000
Property Type	Residential
Property ID	276
Land Area	446 m2

Agent Details

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Office Details

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restaurants. Mosman Village is a modern, bustling village within walking distance, offering a variety of shops in retail, hospitality and office spaces.

Schools

There are multiple schools in the area, including both primary and secondary schools. Mosman Public School and Mosman High School are nearby, with Queenwood School for Girls close by as well. With close proximity to both public and private schools, this offers a great variety for families.

Zoning

R3 Medium Density Residential*, Height of Building 11 metres*, Floor Space Ratio 1.1, Land Size 446sqm*.

Auction

Auction to take place at Auctionworks Rooms, Mezzanine Level, 50 Margaret Street, Sydney. Commencing from 10.30am with auctioneer Jesse Davidson on the 23/8/2022.

For any enquiries or questions please call Patrick Cowie on 0417 388 621

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