



**morton.**

**Cremorne** 403/206 Ben Boyd Road

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Bathed in sunlight, this spacious elevated apartment has a prized north-east position in the well maintained and tightly held Montrose building. Offering a quiet setting in a prime location with views over Cremorne and across to Middle Harbour, this property presents an exceptional opportunity for urban convenience and a vibrant lifestyle.

- North-east aspect, further enhanced by large windows on three sides
- Both double bedrooms with built-ins, main with a separate study
- Bright open plan living and dining flows to sunroom/enclosed balcony
- Well-proportioned kitchen, separate internal laundry
- Basement security parking with level lift access, lock-up storeroom
- Steps from Neutral Bay village, parks, express CBD buses

**View**

As advertised or by appointment

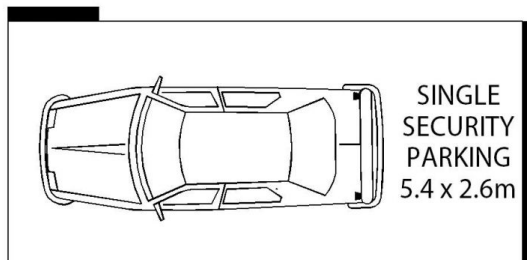
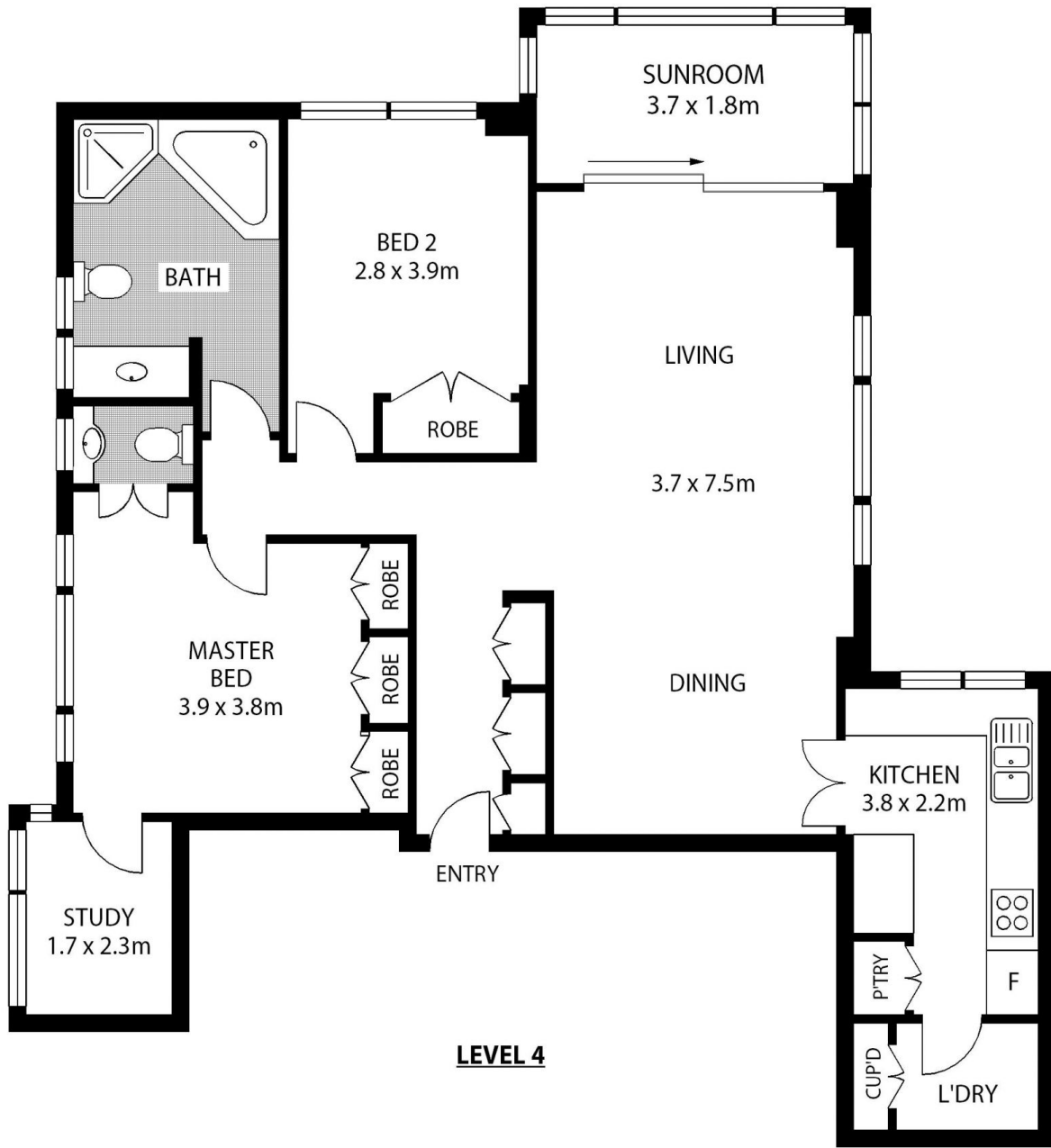
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**BASEMENT LEVEL**



403/206 BEN BOYD ROAD

CREMORNE

SCAPE Floor Planning Disclaimer: This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantee as to the correctness of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.