



## 61-63 Macleay Street POTTS POINT, NSW

8 bed | 6 bath

A landmark building, an incredible proposition... This prestige block, brimful of the rich and vibrant history of the area, represents one of the most unique Potts Point opportunities in decades. Spanning the iconic corner of Macleay St and Challis Ave, this exciting 3-level, entire-block listing encompasses 2 deluxe commercial premises plus a total of 4 large apartments.

To be sold in one line and thus creating a rare prospec...

**R&W**

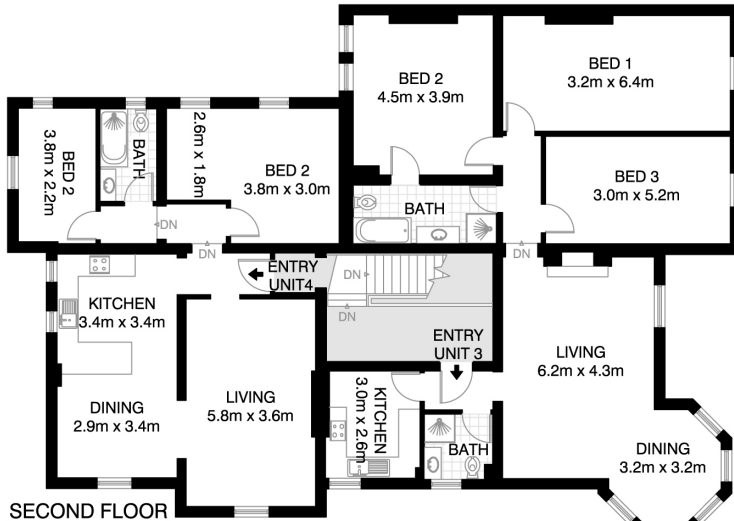
**[rwebay.com.au/4827873](http://rwebay.com.au/4827873)**

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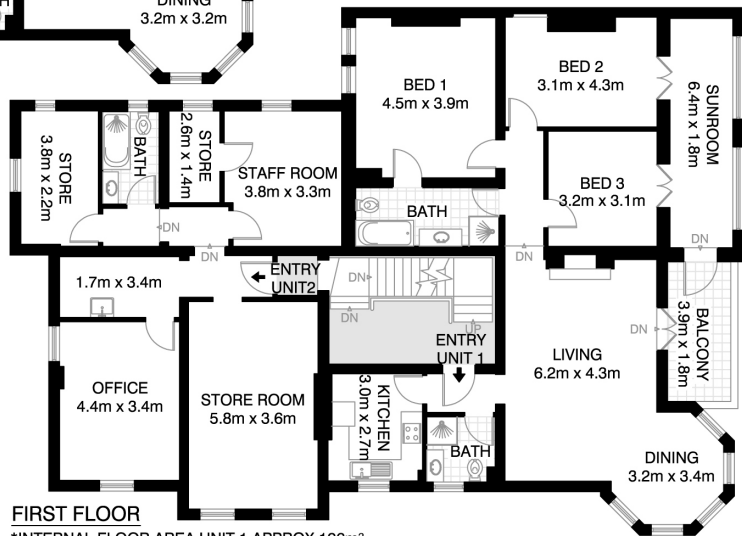


## SECOND FLOOR

- \*INTERNAL FLOOR AREA UNIT 3 APPROX 117m<sup>2</sup>
- \*INTERNAL FLOOR AREA UNIT 4 APPROX 83m<sup>2</sup>
- \*FLOOR AREA COMMON AREAS APPROX 16m<sup>2</sup>
- \*TOTAL FLOOR AREA SECOND FLOOR APPROX 216m<sup>2</sup>

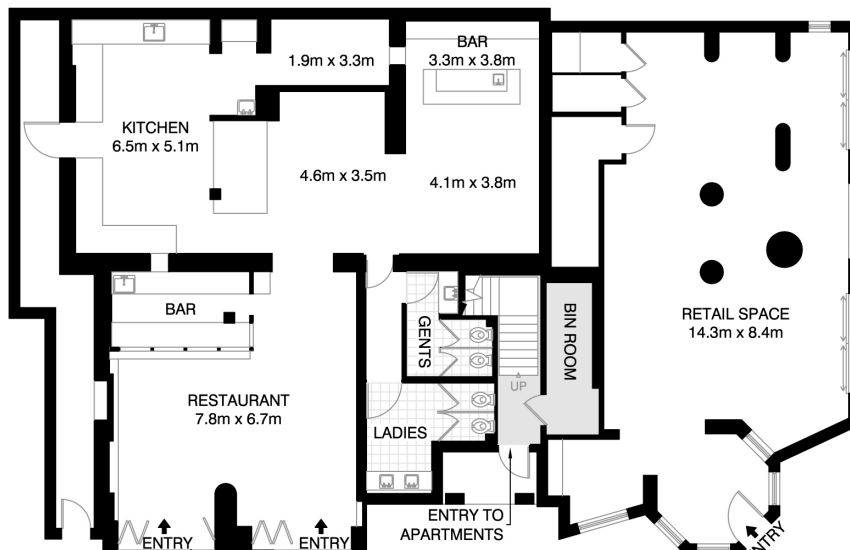
## POTTS POINT 61-63 MACLEAY STREET

- \*INTERNAL FLOOR AREA GROUND FLOOR APPROX 300m<sup>2</sup>
- \*INTERNAL FLOOR AREA FIRST FLOOR APPROX 225m<sup>2</sup>
- \*INTERNAL FLOOR AREA SECOND FLOOR APPROX 216m<sup>2</sup>
- \*INTERNAL FLOOR AREA APPROX 741m<sup>2</sup>



## FIRST FLOOR

- \*INTERNAL FLOOR AREA UNIT 1 APPROX 126m<sup>2</sup>
- \*INTERNAL FLOOR AREA UNIT 2 APPROX 83m<sup>2</sup>
- \*FLOOR AREA COMMON AREAS APPROX 16m<sup>2</sup>
- \*TOTAL FLOOR AREA FIRST FLOOR APPROX 225m<sup>2</sup>



## GROUND FLOOR

- \*INTERNAL FLOOR AREA RESTAURANT APPROX 185m<sup>2</sup>
- \*INTERNAL FLOOR AREA RETAIL SPACE APPROX 102m<sup>2</sup>
- \*FLOOR AREA COMMON AREAS APPROX 13m<sup>2</sup>
- \*TOTAL FLOOR AREA GROUND FLOOR APPROX 300m<sup>2</sup>

\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.

Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.

