



**SOLD**

## SMART BUYING FOR FIRST HOME BUYERS AND INVESTORS

Centrally positioned in the complex, this apartment is located on level 5 in Tower 1 and enjoys a green outlook, a north east facing balcony, views of the city skyline and the pool below—all perfect for alfresco living.

Featuring neutral tones, a white kitchen with stone bench tops, 2.7m high ceilings and an abundance of natural light, you will love the spacious feel and good layout which is easy to furnish. With secure parking, a storage locker, secure building and floor access, CCTV monitoring and friendly, efficient on-site management, it has proven to be a great investment for the original current owner.

### Apartment Features -

- Circa 2003
- 72 sqm - Internal 55 sqm plus 17 sqm of balcony
- Neutral tones, granite bench tops, gas cook top
- Air-conditioned living, ceiling fan in bedroom
- Flyscreens to both sliding doors
- Large balcony with city skyline view
- Two way bathroom with hideaway laundry
- Single car space with storage locker
- Body Corp Rates and Insurance approx. \$5,704.63 per year
- BCC Rates approx. \$415.96 gross per quarter
- Urban Utilities \$193.08 plus usage
- Rented @ \$385 per week until 20.08.2021

1 BED | 1 BATH | 1 CAR

PRICE:  
\$355,000

OPEN FOR INSPECTION:  
N/A



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## LEVEL 1

### TYPE D3

UNIT NUMBER 110  
(UNITS 104, 105, 118, 126,  
134, 142, 111, 119, 127, 135, 143  
ON LEVELS G - 5 SIMILAR)

### AREA

LIVING	55	sq.m
TERRACE	17	sq.m
TOTAL	72	sq.m

INDICATIVE PLAN ONLY



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.