

FOR SALE

VERY PRIVATE POSITION WITH ELEVATED GREEN OUTLOOK

Privacy seekers will love the aspect of this apartment as you can enjoy sitting on your balcony, unseen by your neighbours, and relax with a coffee and a good book. The beautiful shade trees that wrap around the building create a cool and calming vista that can be enjoyed as much from inside as out. This spacious home also has an abundance of natural light and wonderful breezes flowing through for great ventilation. Even on those still days, with ceiling fans in all rooms, your need to use the fully ducted air-conditioning is greatly reduced which is a bonus for your budget and the planet!

You will love the neutral tones, high ceilings, separate entry, easy to furnish layout and good separation between bedrooms. In relatively recent times the current owners have re-carpeted, repainted, installed a new oven, dishwasher, ceiling fans and ensuite shower screen. There is nothing you need to do other than move in and start enjoying your new lifestyle. Even the furniture is open to negotiation as the motivated sellers are making a sea change with a different look and feel.

More than just an apartment or investment, this property is a great home, made special by the surrounding facilities: cycle and walking tracks along the river, adjacent park lands, close proximity to shopping and café precincts and all transport services – train, bus and City Cat. With the Wesley Hospital being a near neighbour, it would suit hospital staff requiring quick and easy access to work as a 5 minute walk will get you there. All qualities that will ensure the ongoing desirability of the complex and the surrounding area.

Apartment Features -

- * 119 sqm - Internal 96 sqm plus 23 sqm of balcony
- * Excellent condition with neutral colour palette and good quality fixtures
- * Dishwasher, wall oven, gas cook top, stone benches and large pantry
- * Separate tiled entry leading to spacious living and dining area
- * King size main bedroom with ensuite
- * Two further bedrooms – one with balcony
- * Main bathroom incorporating laundry
- * Ducted air-conditioning plus ceiling fans in all rooms
- * Private spacious balcony overlooking the park

3 BED | 2 BATH | 2 CAR

PRICE:

High \$600,000's

OPEN FOR INSPECTION:

N/A



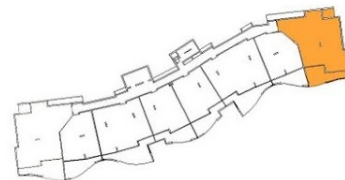
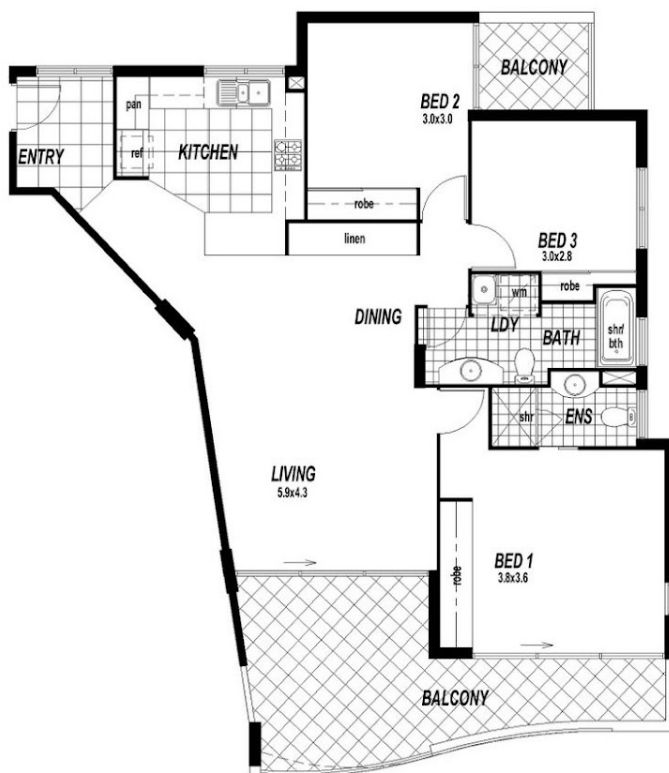
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The Developer reserves the right to make minor alterations to floor plans without notice. Areas are measured to the centreline of all walls including balcony walls and upturns.



LEVELS 1-4



STAGE 2

TYPE G1

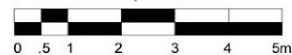
UNIT NUMBERS 215, 223, 231, 238

AREA

LIVING	96	sq.m
BALCONY	23	sq.m
TOTAL	119	sq.m



5th April 2002



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.