



SOLD

COSMOPOLITAN LIFE AWAITS

This uber chic ground floor apartment is privately situated in a boutique group of twelve at the rear of 52 Third Ave with unique dual access for those working from home. Being at the end of the complex you gain the extra benefit of no passing traffic and the gorgeous sunlight streaming into the property. The location is ideal with a short walk to conveniences of Second Ave/Beauford St IGA, cafes/restaurants/retailers and other amenities. There is so much to love in this property, book your PRIVATE APPOINTMENT without delay.

Property Features:

- Neutral colour scheme with white stone bench-tops
- Timber look flooring though-out with feature pendant lighting
- Dishwasher drawer, electric cooktop, built-in oven, microwave recess
- Queen-sized Bedrooms/Home Office with double mirrored sliding BIRs
- Combination bathroom and laundry with dryer
- Full height double door linen cupboard
- Courtyard with retractable awning for summer months
- Second north facing alfresco with lush garden beds and second access gate
- Undercover parking right outside your door
- Direct access to storeroom from private courtyard
- Split system reverse cycle AC
- Crimsafe security screens
- Pedestrian/Vehicle access via intercom and electric gate
- Lot Size: 99m²
- Council Rates: \$1,527.34 per annum
- Water Rates: \$1,213.70 per annum
- Strata Levies: \$560.25 per quarter

Contact Shendelle 0412 713 911 or harding@atrealty.com.au to secure your interest in this fantastic property.

2 BED | 1 BATH | 1 CAR

PRICE:
\$485,000

OPEN FOR INSPECTION:
N/A



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