



FOR SALE

STUNNING RIVER VIEWS, NORTH FACING CORNER POSITION, EXCEPTIONAL AMENITIES.

Situated in a sought after riverside Kangaroo Point precinct with sweeping river views and a distant north east vista. This stylish and modern apartment, on Level 7 of Peninsula Apartments presents ultra-convenient city fringe living, boasting beautiful timber floors, resort style living and a consistently low cost body corporate.

Perfectly placed to capitalise on the vibrant lifestyle of Kangaroo Point with convenient access to the CBD, Ferries, Kangaroo Point Cliffs and River Walks, this superb property is an excellent opportunity to enter one of Australia's premier communities.

Standout Features:

- Please see the detailed floor plan provided
- Short walk to river cat and ferry terminal
- Pet friendly (subject to BC approval)
- Stone bench tops, Bosch appliances
- Secure intercom building and lift access
- Secure garage car parking
- Generous robes and storage
- High speed internet
- 25m heated lap pool
- Extensively equipped gym
- Ducted reverse cycle air conditioning
- Onsite management
- Cafe and alfresco dining located on the ground floor.
- Rates: Approx \$415.96 quarterly Body corporate: Approx \$4,078.44 yearly
- Sinking fund balance: approx \$478,038.15
- Internal: Approx 77sqm – Balcony: Approx 14sqm – Car space: Approx 15sqm – Total: 106sqm

2 BED | 2 BATH | 1 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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Internal: 74.8 sqm
External: 13.3 sqm
Total Area: 88.1 sqm

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of rooms and any other items are approximate. This plan is for illustrative purposes only and no responsibility is taken.

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.