



**SOLD**

## MODERN 2 BED + 2 BATH APARTMENT WITH DIRECT CITY VIEWS

### The building:

- Stunning rooftop deck with 360-degree views boasting a lap pool, two hot spas, two BBQs, steam room, lounges, and seating to watch the sunset over the city. Invite your friends for the Riverfire fireworks!
- Reception desk staffed from 6am to 9pm daily for the benefit of Oaks guests and residents alike for parcel delivery and general assistance
- Building comprises approximately 2/3 residence and 1/3 Oaks short stay guests
- With an onsite building manager and 24/7 caretaker living onsite the building is managed and maintained to an exceptional level
- Modern facilities, built in 2016

### The apartment:

- 2 bedrooms
- 2 bathrooms
- 115 square meter total floor plan
- Great sized bedrooms, one with built-in robe & ensuite and one with a walk-in robe, both with northern views toward the city.
- Full modern kitchen with stone bench-tops, stainless steel appliances & dishwasher & breakfast bar
- Air-conditioning in both the bedrooms and the living area
- Internal laundry with washing machine and dryer included one secure car space
- Dedicated bicycle parking in basement
- Fully furnished including all appliances

Body corporate fees are approximately \$5400 per annum (\$104 per week after on-time payment discounts are applied) including Admin Fund, Sinking Fund and Building Insurance. Council rates are approximately \$1700 per annum.

This unit really does have it all and the rooftop facilities are spectacular – call to arrange a private inspection today.  
Vacant possession.

2 BED | 2 BATH | 1 CAR

PRICE:  
\$580,000

OPEN FOR INSPECTION:  
N/A



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\*Artist Impression, Indicative only. Size and dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
 All information contained herein is gathered from sources we believe to be reliable.  
 Plans are shown for marketing purposes only and interested persons should rely on their own enquiries.  
 Internal approx\* 82m.sq  
 External approx\* 14m.sq  
 Garage / storage\* 19m.sq  
 Total approx\* 115m.sq



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.