



# FOR SALE

## UNDER OFFER - OPEN HOUSE CANCELED

Tick all the boxes for a low stress lifestyle, or ready-to-rent investment, with this contemporary one-bedroom security apartment in the heart of Willoughby village. Set on the first floor of a low rise commercial and residential complex, with lift and parking, this well-presented apartment features quality finishes and a generous north-facing entertaining balcony. This quiet and private retreat is ideally located, with cafes, restaurants and city buses at the doorstep. It is footsteps to shops, walking tracks, the Leisure Centre & pool and minutes to Chatswood, St Leonards, North Sydney and the City.

- + Living/dining with RC/AC flows to sundrenched balcony
- + Stone gas kitchen with SS appliances & plenty of storage
- + Partitioned bedroom with louvre shutters & built-in robes
- + Fully-tiled bathroom with shower and laundry area
- + 2009 complex of 29 apartments, café, restaurant & offices
- + Security entry to residential section of the complex
- + Security lift, stair & lift to basement parking & storage cage
- + Close to shopping centres, golf clubs and Middle Harbour
- + Convenient to St Leonards business and RNS Hospital
- + Moments to M1 expressway to City & Upper North Shore
- + Low strata levies & high tenant demand for excellent yield

Internal area: 52sqm  
Car space: 14sqm  
Storage cage: 3sqm  
Total area: 69sqm

Strata: \$772.5/quarter  
Council: \$380.7/quarter  
Water: \$173.29/quarter

Disclaimer: atrealty believes that this information is correct but it does not warrant or guarantee its accuracy. Certain information has been obtained from external sources. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. Figures may be subject to change without notice.

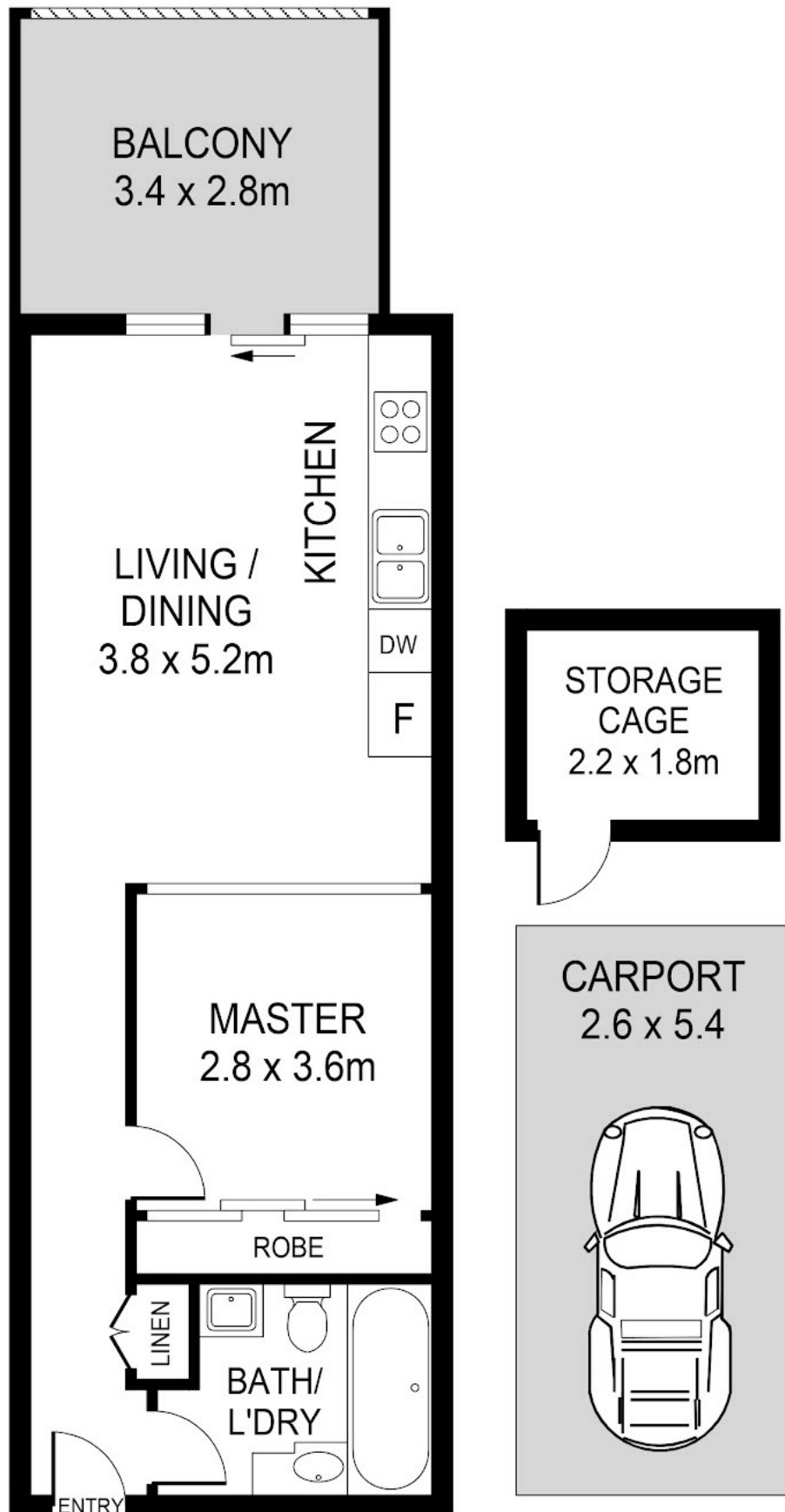
1 BED | 1 BATH | 1 CAR

PRICE:  
\$650,000

OPEN FOR INSPECTION:  
N/A



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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.

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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