



# FOR SALE

## SMART INNER CITY LIVING

If style, space and size matter, then this is the apartment for you. Beautifully appointed with 2 bedrooms and 2 bathrooms and ideally positioned in the leafy Ashgrove.

- Generous in size – 116 sqm
- Indoor outdoor lifestyle
- Expansive living space with study nook
- 2.7 m ceiling, fully air-conditioning & ceiling fans
- Gourmet kitchen with Bosch appliances
- Fully tiled bathrooms
- Dryer & instantaneous electric hot water system
- Small complex of 22 apartments with lift access
- Body corporate levy: \$1,475.50 per qtr
- Tenanted at \$575 per week till 3/2/2025

2 BED | 2 BATH | 1 CAR

### PRICE:

Offers over \$780,000

### OPEN FOR INSPECTION:

N/A



**Danson Kwok**

**0434675557**

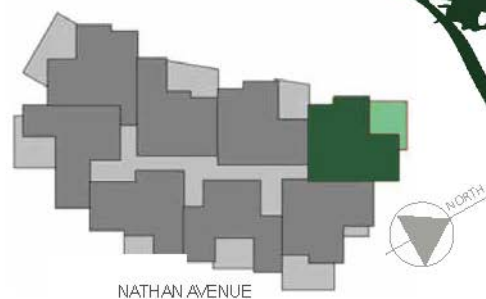
dansonkwok@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

## Apartment 304 Level 3



INTERNAL AREA	82 sqm
BALCONY AREA	19 sqm
CAR PARK AREA	15 sqm
<b>TOTAL AREA</b>	<b>116 sqm</b>



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.