



## FOR SALE

### 3 ROOMS APARTMENT AND STUNNING CITY VIEWS IN GRANVILLE PLACE

Located in the heart of Granville Place, this luxurious 2-bedroom plus Study apartment offers unmatched convenience, with shops and the train station just steps away. Known for its modern design and premium living, Granville Place provides the perfect balance of comfort and style.

Enjoy breathtaking city views, including Sydney Olympic Park and Harbour Bridge, from both bedrooms and the spacious lounge. The architecturally designed open floor plan ensures excellent natural light throughout the day, enhancing the bright and airy ambiance.

#### Key features:

- Two generously sized bedrooms, both with built-in wardrobes and direct access to the balcony with stunning views. The main bedroom features a spacious ensuite.
- Large study room, providing extra space for a home office or flexible living.
- Stunning bathroom with modern, premium fixtures.
- Open-plan living and dining area with direct balcony access, ideal for entertaining or relaxation.
- Timber flooring throughout, adding warmth and style to the entire apartment.
- Stylish kitchen with gas cooking, stone benchtop, and upgraded appliances.
- Ducted cooling for year-round comfort.
- Luxurious, soft-touch curtains enhance the apartment's elegant feel.
- Access to the exclusive Skygarden, featuring grassy lawns, outdoor lounging areas, BBQ spots, and playgrounds.
- Secure apartment with a designated car space.

This apartment offers not only a luxurious living experience but also the convenience of a prime location, making it the perfect home for those seeking both comfort and lifestyle.

Strata levy approx. \$1,161 per quarter  
 Strata capital work approx. \$116 per quarter  
 Water rate approx. \$250 per quarter  
 Council rate approx. \$200 per quarter

Photos are virtually staged.

2 BED | 2 BATH | 1 CAR

#### PRICE:

\$700,000 - \$750,000

#### OPEN FOR INSPECTION:

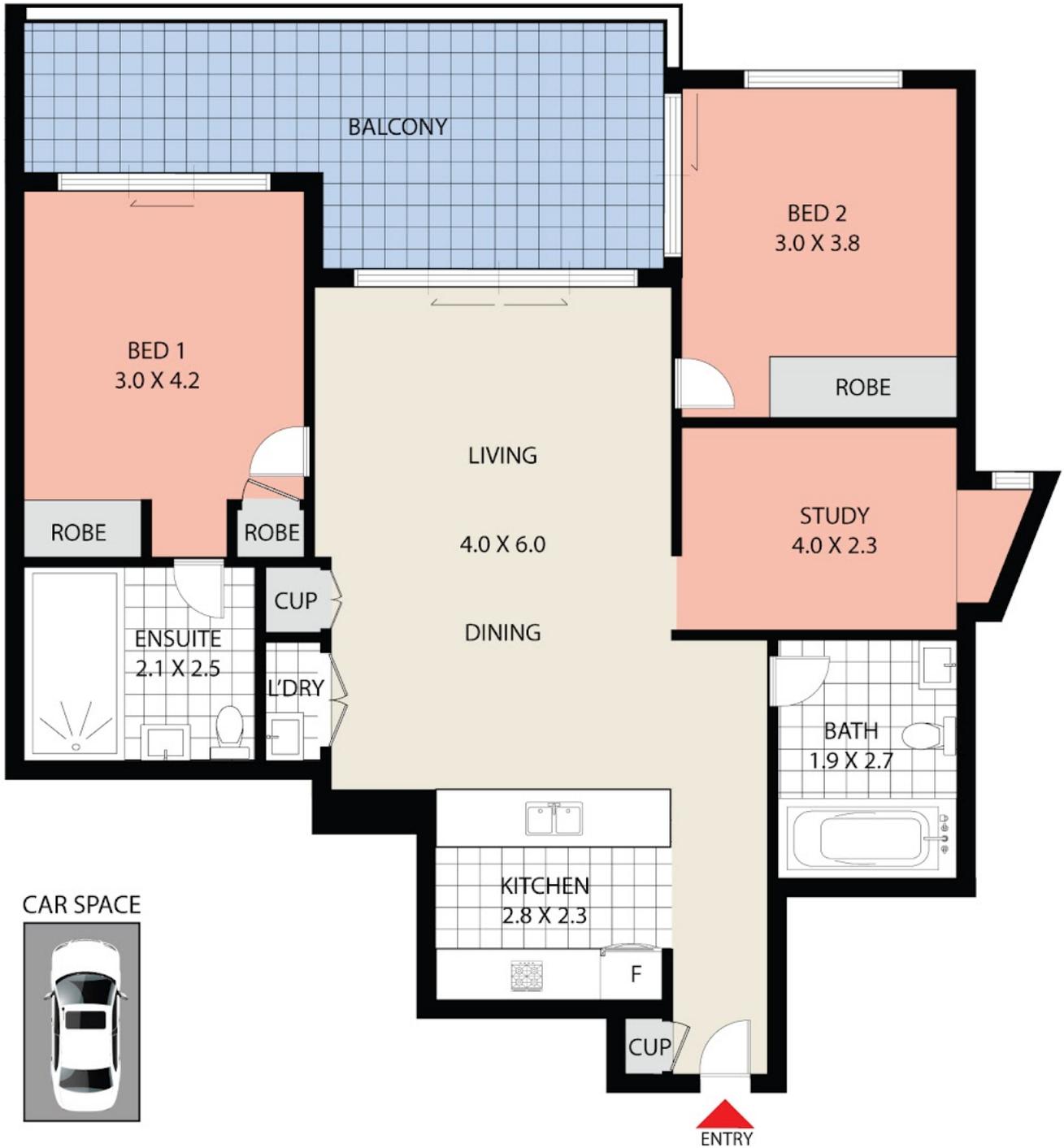
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## FLOOR PLAN

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.

704/20 Cowper Street, Granville

DISCLAIMER: 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.