



# FOR SALE

## LOCK, LEAVE, & LOVE THE LOCATION

Positioned in the ever-popular Stadium Gardens, this immaculately presented apartment offers effortless, low-maintenance living in an unbeatable location. With two sun-soaked balconies, secure parking, and vendors on the move, this city-edge home is a must-see.

The spacious open-plan living area flows effortlessly to a north-west facing balcony, drenched in afternoon sun, while a second, more private balcony offers the perfect spot for your morning coffee or a quiet moment to unwind.

Boasting two generously sized bedrooms, the master features a walk-in wardrobe and direct balcony access. A well-appointed bathroom includes an integrated laundry space, enhancing everyday convenience.

### Luxe List of Features:

- \*Two generous bedrooms, both with built-in wardrobes.
- \*Spacious, sun-drenched open-plan living area.
- \*Two balconies for seamless indoor-outdoor flow.
- \*Heat pump and panel heaters for year-round comfort.
- \*Impeccably maintained with near-new carpet.
- \*Secure undercover carpark.
- \*Sought-after location close to amenities and city conveniences.

This home ticks all the boxes with secure off-street parking and outdoor living, making it an ideal choice for professionals, downsizers, or savvy investors. Enjoy the ultimate lock-and-leave lifestyle just a short stroll to public transport, New World supermarket, top schools, cafes, and the CBD.

2 BED | 1 BATH | 1 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A



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TOTAL APPROX. FLOOR AREA 81 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.