



## FOR SALE

### SPACIOUS & STYLISH APARTMENT IN PRIME CENTRAL LOCATION

Discover the best unit in the complex! Perfectly positioned within walking distance to clubs, restaurants, and shopping, this spacious two-bedroom, two-bathroom apartment offers the ultimate in convenience and comfort. Urban views with an outlook to the Broad water.

Step inside to a light-filled open-plan living area with superb, genuine American Oak flooring, complete with two reverse cycle air conditioning units for year-round comfort. The well-appointed master bedroom also features an ensuite, robe, split system air conditioning and direct access to the covered, protected entertaining deck, perfect for relaxing or hosting guests. A European-style laundry is neatly tucked away in the main bathroom.

Particulars:  
Rates \$653 PQ Approx Strata \$1,203 PQ (includes water)

Features:  
Large covered & protected Alfresco Entertaining Area with pull down shutters  
Double-glaze sliding door to main bedroom  
Single Secure Extra-Wide Remote Garage with storage space & power points. Space for tandem car park  
Electric Cooking & American Oak Flooring  
2 x Split System Air Conditioning (living room & main bedroom)  
Private, secure & quiet apartment - Light and airy living/dining - Block out curtains  
Includes fridge & balcony planter boxes & Storage cage

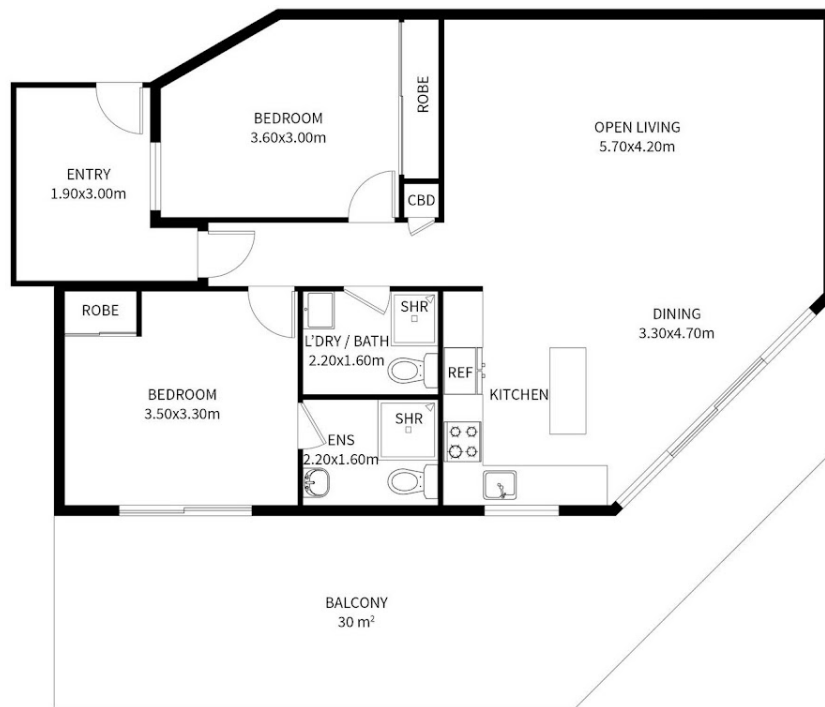
2 BED | 2 BATH | 2 CAR

PRICE:  
\$599,000 - \$649,000

OPEN FOR INSPECTION:  
N/A



**Greg Robson**  
**0407773881**  
gregrobson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

9/13 Bent Street Batemans Bay NSW 2536



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.