



FOR SALE

LUXURY LIVING IN A PRIME LOCATION

Experience modern urban living in this stylish one-bedroom apartment, set within one of the suburb's most prestigious and luxurious buildings. Combining contemporary finishes, practical design and unbeatable convenience, this apartment is ideal for owner-occupiers and savvy investors alike.

Perfectly positioned in a prime location, the building offers local shops and everyday amenities right downstairs, with the train station directly opposite, making commuting and daily errands effortless. With public transport at your doorstep, a car space is not essential.

Property Features:

- Prestigious, luxurious building in a prime location
- Spacious one-bedroom apartment with built-in wardrobe
- Open-plan living, dining and lounge area
- Modern kitchen with gas cooking and dishwasher
- Contemporary bathroom with modern fittings
- Generous balcony offering outdoor space and fresh air
- Internal laundry
- Quality floorboards throughout
- Ducted air conditioning
- One dedicated storage space
- Local shops, restaurants and cafes conveniently located next door
- Approx. 2 minute walk to the train station, exceptional convenience with public transport at your doorstep
- The communal landscaped podium on level 4, providing residents with vital outdoor facilities including a BBQ area, playground and gardens.

Combining modern style, quality finishes and an exceptional location, this apartment presents a fantastic opportunity to secure a premium property with a quality tenant already in place.

Outgoings:

- Body Corporate/Levies: approx. \$830 per quarter
- Council rates: approx. \$220 per quarter
- Water rates: approx. \$240 per quarter

1 BED | 1 BATH | 0 CAR

PRICE:

\$430,000 - \$470,000

OPEN FOR INSPECTION:

Oct 24 at 11:00am - 11:20am



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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.

