



FOR SALE

SUCH A SPECIAL GROUND FLOOR APARTMENT - WITH A LARGE L SHAPED BALCONY WITH WATER VIEWS !

This 2 bedroom apartment is positioned within "Allisee" and within the "Mondo" Building and so is conveniently located to the 2 outdoor swimming pools opposite and just a short stroll to the tennis court and gym and recreational areas. All the gardens, grounds and recreational facilities are maintained for your enjoyment (without the work being done by you!)

This property is currently owner occupied and has added features different to other levels and floor plans .

Features include:

- * Fully ducted air conditioning unit
- * Large L shaped balcony looking over the marina and out to the Broadwater
- * Ground Floor position - ideal!!
- * Freshly painted throughout
- * New carpet and tiling throughout the living areas and bedrooms.
- * Low energy LED lighting throughout
- * Gas cooktop with SMEG oven and microwave
- * 2 drawer Fisher & Paykel dishwasher
- * Unique floor to ceiling storage cabinets on one wall - plenty of storage space.
- * Ramp access to Building Foyer - easy wheel chair access from swimming pools opposite, if required
- * Secure basement parking for 2 cars plus generous sized storage cage (screened for privacy)
- * 2 Large bedrooms with built in wardrobes & ceiling fans
- * 2 Modern Bathrooms and a full sized laundry
- * Separate Study/ Computer / Home Office area
- * Marina views from the balcony and plenty of room for outdoor entertaining
- * Privacy, security and a quiet lifestyle is readily available - beautiful views of the garden and trees from each window.
- * BBQ Facilities , library/ reading/ meeting room and large fully equipped Function Room with full kitchen

2 BED | 2 BATH | 0 CAR

PRICE:

Offers Over \$529,000

OPEN FOR INSPECTION:

N/A

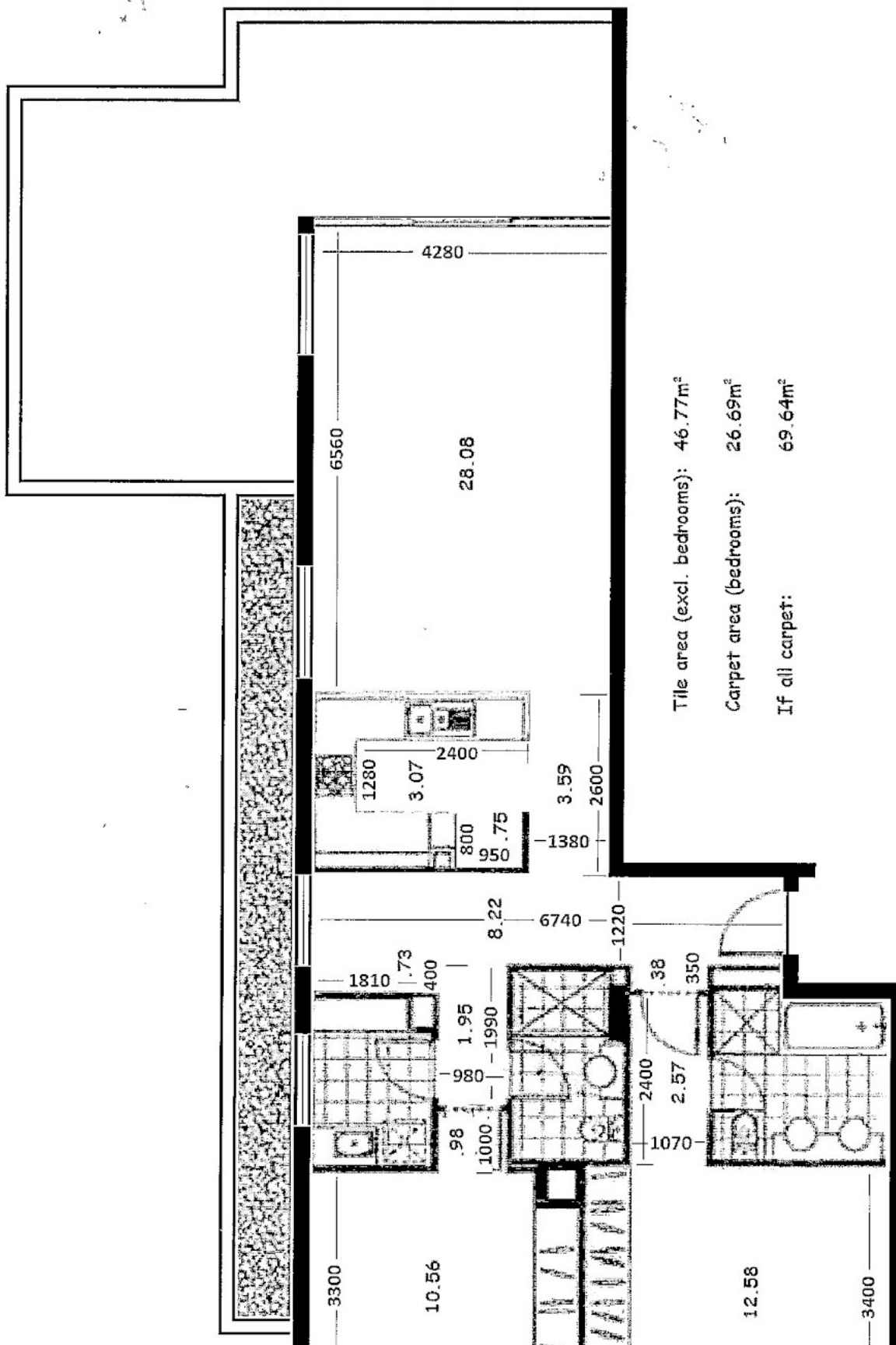


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Tile area (excl. bedrooms): 46.77m²
 Carpet area (bedrooms): 26.69m²
 If all carpet: 69.64m²

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.