



31/1-9 Andover Street, CARLTON SPECTACULAR WATER & CITY VIEWS

This magnificent 166sqm penthouse fuses idyllic North Eastern aspects and sunlit interiors with vogue finishes. Occupying a perfect top floor position, one can marvel at the awe inspiring City and Botany Bay views. Located in Carlton's most sought after pockets, just a short stroll to shops and transport.

- Exclusive lift access to the apartment, opening to a private area that can be utilised as a study or storage space
- Enormous terrace paved with granite tiles
- Showcasing City and Botany Bay views
- Expansive open plan lounge and dining area
- 3 Double bedrooms with mirrored built in wardrobes
- 2 Modern bathrooms with feature tiles including en-suite
- Stunning designer kitchen with stone bench-tops
- Stainless steel appliances and fittings
- Professional Gas cook-top with ducted range-hood
- Laminate timber floorboards throughout
- Split-system air-conditioning
- Wired for cable TV
- Sky lights featured in kitchen, bathroom and laundry
- Double lock up garage with remote control access

Impeccably presented t

PRICE GUIDE: \$662,000.00

Area: 166 m2
Council Rates: \$270.00 p.q.
Water Rates: \$180.00 p.q.
Strata Levy: \$3,760.00 p.q.



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