



## SOLD BY WALTER GLASER

Don't be fooled by the street address, this apartment is not facing the highway! Immaculately presented modern 1 bedroom apartment that's positioned on the first floor and is priced to sell! Having a desirable sunny balcony, ideal for alfresco dining, Sunday brunch or relaxing, this value priced property will please all who inspect. Other features include:

- ☑ Extremely spacious bedroom with large mirrored built in wardrobe & balcony access
- ☑ Generously sized lounge and dining area flowing to Balcony
- ☑ Functional polyurethane kitchen with breakfast bar
- ☑ Stone bench-tops and stainless steel track lighting
- ☑ Stainless steel appliances including gas cook top & SMEG dishwasher
- ☑ Modern bathroom with combined shower and bathtub
- ☑ Internal Laundry
- ☑ Split system air conditioning
- ☑ Security car space with remote control access
- ☑ Only 7 years young
- ☑ Lift access with security intercom
- ☑ Investors should achi

**PRICE GUIDE:** \$360,000 +

Area: 72 m2  
 Council Rates: \$253.00 p.q.  
 Water Rates: \$169.00 p.q.  
 Strata Levy: \$917.25 p.q.



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