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**PRICE GUIDE:** \$1,055,000.00

Strata Levy: \$259.20 p/q

## Villa Style Living | Perfect for Growing Families or Downsizers

Offered for the first time, this tightly held, much loved home has an idyllic North-east aspect and is flooded with plenty of natural light. There are no steps, and the residence is disabled adaptable - a scarce feature for apartments of this caliber.

Due to its corner position, 1/17 Pearce Avenue has complete privacy, overlooking lush greeneries and bushland views.

Highlights of this rare 'Carinya' residence:

- \* Expansive covered outdoor space with leafy views
- \* Custom quality German-made kitchen with plenty of cabinet space
- \* Picturesque eat-in breakfast area with corner windows
- \* Primary bedroom features ensuite, aircon plus ceiling fan and terrace access
- \* Pet-friendly building

Named after Olympian Henry Robert Pearce, Pearce Avenue has a beautiful aspect and is ideally positioned in the leafy suburb of Newington. Enjoy a short stroll to local amenities and access to public transport which co

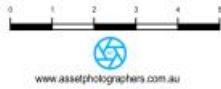


**Chuck Lee**  
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1/17 PEARCE AVENUE, NEWINGTON



Please note these measurements are approximate only. The plans is intended as a rough guide for illustrative purpose. It is not warranted or guaranteed to be correct nor it is part of the sale or rental contract.



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