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**PRICE GUIDE:** \$780,000.00

Council Rates: \$265.82 p/q

Water Rates: \$173.29 p/q

Strata Levy: \$315.99 p/q

## OPEN HOUSE CANCELLED!

Best in Location & Lifestyle - Stylish Ground Floor Living with Large Terraces

Conveniently located just a stroll to Newington Marketplace, this spacious elevated ground-floor apartment is arguably one of Newington's finest. With house-like proportions, this bright and airy residence is very private and has two large terraces with leafy aspects. The property has numerous quality inclusions and the added bonus of garage storage.

Highlights include:

- A well-equipped gas kitchen with Miele stainless steel appliances
- Sunny breakfast area or study with terrace access and large windows
- Generous bedrooms with mirror built-ins and balcony access
- Two modern bathrooms with quality fixtures, ensuite in master
- Internal laundry with dryer, plenty of storage options
- Reverse-cycle air conditioning plus excellent cross ventilation
- Security parking plus storage cages, intercom

Enjoy an easy stroll to Newington Marketplac

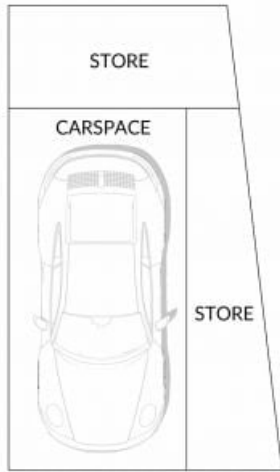


**Chuck Lee**

0402 372 286



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INTERNAL AREA - 97m<sup>2</sup> APPROX.  
BALCONY AREA - 36m<sup>2</sup> APPROX.

FLOOR PLAN



25/1 Sandpiper Crescent, Newington



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by INFP 0410581805 / ziprix.com.au



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