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**PRICE GUIDE:** \$815,000.00

Strata Levy: \$260.55 p/q

## Exceptional Ground Floor Apartment - Immaculate Condition!

Nestled in the premier Macquarie building, this beautiful ground floor apartment with minimal steps is a "MUST" to inspect! Be impressed by the large open plan living area, outdoor entertaining spaces and picturesque water views. Unwind and entertain on your choice of two private balconies, one at each end of the property. Balconies are covered and offer a seamless flow from the living areas and both bedrooms.

Additional features include:

- \* Modern eat-in kitchen with quality appliance & plenty of pantry space
- \* Two large covered terraces, plenty of natural light & leafy views
- \* Spacious bedrooms, large windows, mirrored built-ins & balcony access
- \* Master bedroom offers a well-appointed ensuite with separate tub
- \* Timber floors in living/dining & bedrooms; tile floors in kitchen & bathrooms
- \* Bathrooms are well presented and feature a concealed laundry area
- \* Reverse cycle air conditioning in living area; excellent cross ventilation

Nothing to spend, the apartment is set among

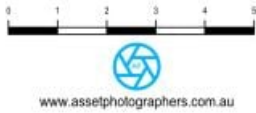
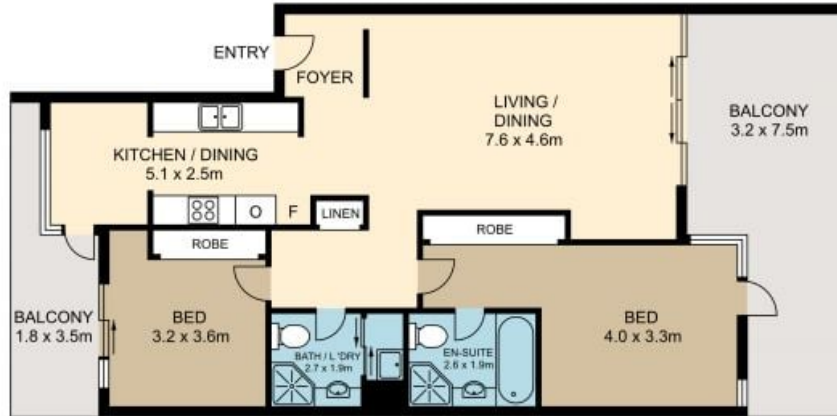


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Please note these measurements are approximate only. The plans is intended as a rough guide for illustrative purpose. It is not warranted or guaranteed to be correct nor it is part of the sale or rental contract.



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