



## Amazing 3 Bedroom Apartment Of House Like Proportions



3



2



2

## 4/1a Hilly Street, Mortlake

### Off Market Opportunity

An outstanding opportunity to purchase this ground floor apartment of approx. 237sqm awaits your inspection. With internal access to a double lock up garage. Sleek finishes, high ceilings, timber floors, huge semi covered balcony; ideal for the entertainer all within short proximity to cafe's, buses, Mortlake ferry and River Cat Service.

- Huge, combined Lounge/dining area with high ceilings
- 3 Generous bedrooms with built-ins
- Gourmet kitchen with quality stainless steel appliances
- 2 modern bathrooms including ensuite off main
- Double lock up garage with internal access from the apartment

Outgoings:

Strata approx: \$1,742 pqr

Council approx.: \$ 301 pqr

**Property ID:** L23257283

**Property Type:** Apartment

**Building / Floor Area:** 237

**Garages:** 2

**Paul Pettenon**

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Water approx.: \$151 pqr

Measurements:

Total Area: 237sqm

Internal: 133sqm

Garage: 59sqm

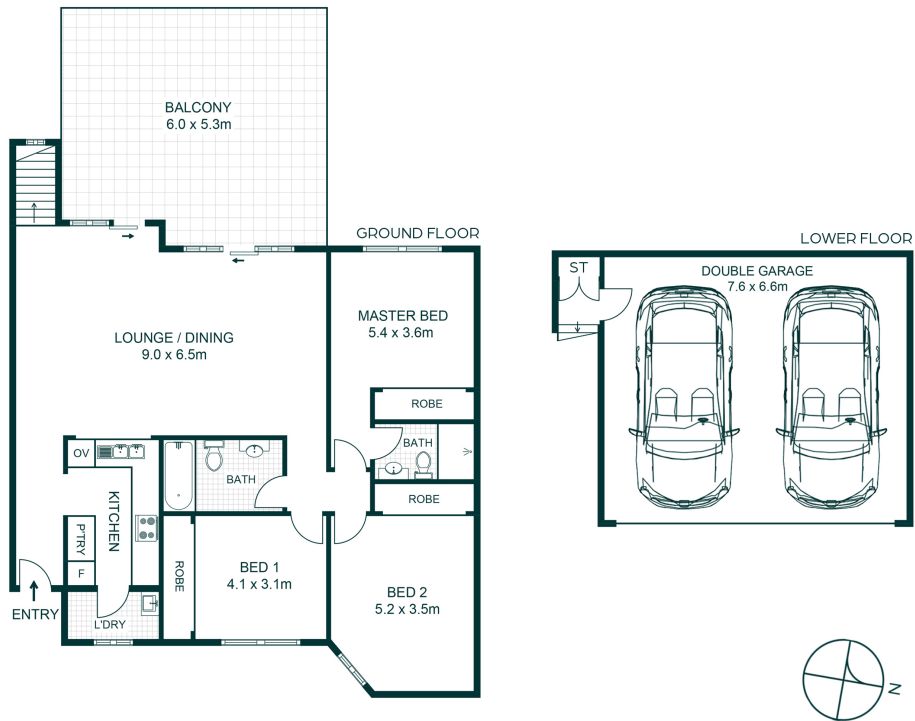
Balcony: 45sqm

Contact:

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Scale in meters. Plan in indicative only and dimensions are approximates.  
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