

Sold by Sam Cagnetta 0417 273 377 &  
Sakinah Ashan 0404 222 005



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## E106/1-9 Allengrove Crescent, North Ryde

### Sold

Experience modern living at its best in this beautifully appointed 1 Bedroom + Study courtyard apartment, where space, style, and convenience come together effortlessly. Boasting soaring ceilings and an airy open-plan layout, this home opens to a sun-drenched, level garden courtyard-ideal for entertaining or unwinding in peace.

Perfectly positioned just minutes from Macquarie Shopping Centre, Macquarie University, North Ryde and Macquarie Business Districts, Lane Cove National Park, and the Metro station, everything you need is right at your doorstep.

This ground-floor residence is nestled within a secure boutique complex and offers a premium lifestyle with high-end finishes and thoughtful design throughout.

- Internal + Courtyard 90sqm, total area 106sqm
- Bright, open-plan living and dining flowing onto a private courtyard
- Pet-friendly, low-maintenance grassed private sun-filled garden
- Spacious study or guest zone, ideal for working from home

**Property ID:** L33869768

**Property Type:** Apartment

**Garages:** 1

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**Sam Cagnetta**

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- Sleek Caesarstone kitchen with gas cooktop, Miele dishwasher, and stainless steel appliances
- Main bedroom with courtyard access and Magnetite double-glazed windows for added comfort
- Stylish bathroom with floor-to-ceiling tiles, mirrored cabinetry, + internal laundry
- Secure basement parking, private storage cage, lift access, and ample visitor parking
- Secure low-rise building with fob entry and video intercom
- Ultra-convenient location close to major shopping, transport, education, and parklands

#### Raine & Horne Five Dock

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