

# Raine&Horne®

## 154 sqm Apartment Designed for Expansive Living

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7/142 Lawrence Street, Alexandria

Auction Price Guide \$1,500,000

Presenting abundant space, this fantastic apartment is enviably positioned on the top floor for privacy and natural light.

The luxury of an over-sized floorplan with no adjoining walls will appeal to professionals, families and downsizers. It provides the liberty of space for when the family visits for a long lunch, which can also move up to the communal rooftop that is just one level above. Awash with afternoon sunshine, the balcony runs the length of the apartment, while the two-bedroom layout includes an extra office setting with a window or a potential third bedroom/media room. Designed for stylish living in a boutique complex with only 9 residences, this home is easy to maintain and thoughtfully appointed with plenty of storage, both indoors and in the basement.

Welcome to a premier street in close proximity to Fountain Street attractions and one kilometre from Erskineville Village. Children can walk to school, and there are plenty of green spaces in the surrounding streets and at Sydney Park.

Features of this apartment include:

- Lift to its top-floor location & the common rooftop

Property ID:	L35951835
Property Type:	Apartment
Building / Floor Area:	154
Garages:	1
Land Area:	154.0 sqm

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- Full-height glazing with in/external auto blinds
- Ducted air con, gas bayonets for heating & BBQ
- Premium waterfall-edge kitchen, Bosch appliances
- Built-in wardrobes & quality modern bathrooms
- Dedicated laundry room with maximised storage
- Security intercom, secure car space & storage cage
- Near Woolworths, Genovese Coffee House & Tuga
- Longer balcony offers extra space for plants & pets
- Communal rooftop with garden & views to the city
- Sought-after residences, most are owner-occupied
- Further along the street are Bohaus Café & Pino's