

Large corner apartment where designer flair meets a tranquil parkside location



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40/31 Mindarie Street, Lane Cove

Auction Guide \$975,000

Boasting generous proportions and a sunny corner position, this enviable penthouse-level apartment delivers a blend of designer style and effortless indoor/outdoor living. Wrapped by dual balconies and flanked by district views, light-filled interiors provide the ideal sanctuary for professional couples, young families and downsizers alike. Both bedrooms open to separate alfresco areas, while the gourmet CaesarStone kitchen is perfectly placed for fluid entertaining. Quietly set in a rapidly flourishing parkside pocket, it rests on the doorstep to city transport, Mowbray Public School, cafes and local providores, with rapid commuter access to the buzz of the Village, Macquarie, Chatswood and CBD.

- Spacious open plan living area bathed in sunshine extending to two balconies
- Designer CaesarStone kitchen with gas cooking and premium Smeg appliances
- Large sun-soaked balcony perfect for entertaining family and friends
- Private master suite enjoying district views, balcony access and a luxe ensuite
- Two on-trend bathrooms with floor-to-ceiling tiling and quality fixtures
- High shadowline ceilings, with ceiling fans in both bedrooms and living area

Property ID: L34984071

Property Type: Apartment

Garages: 1

Oscar Nicholls

0466 901 442

oscar@lms.rh.com.au

- Floorboards, European laundry, built-in robes and video intercom security
- Lift access to the basement parking and storage cage
- Boutique pet-friendly complex in a quiet street on the fringe of Batten Reserve
- Steps to Mindarie Park, bush trails, Mowbray Road buses, cafes and shops
- 350m to Mowbray Public School and just 2.2km to The Canopy and Village hub
- A total 118sqm suitable for professionals, families, empty-nesters and investors

Strata Levies: \$1,204 approx. per quarter

Council Rates: \$430 approx. per quarter

Water Rates: \$127 approx. per quarter