



Off-street serenity at the landmark
Emerant Lane with stroll to waterfront



1404/280-288 Burns Bay Road, Lane Cove

Auction Guide \$670,000

Resting in an off-street position of the “Sandpiper” building in the premier Emerant Lane complex, this boutique retreat is all about effortless living. Clean lines, designer finishes, and sunlit north-facing interiors create a calm, contemporary space that feels as good as it looks. Whether you’re starting out with a first home or scaling back as a downsizer, this is low-maintenance living with a dash of luxury and zero compromise. Enjoy peaceful treetop views with stunning seasonal changes, and the ease of being just a short stroll to express city buses, scenic waterfront paths, and the village buzz of Fig Tree cafes and shops.

Stylish, impeccable and quietly sophisticated, this immaculate apartment is everything you want, with an effortless lifestyle to match.

- Set well away from the street for added peace and tranquility
- Caesarstone kitchen showcases a suite of European appliances
- Gas cooktop, rangehood, oven, dishwasher, and a microwave oven
- Wraparound glass doors integrate the living and bedroom with the balcony

Property ID:	L35731653
Property Type:	Apartment
Building / Floor Area:	52
Garages:	1
Land Area:	78.0 sqm

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- Sleek contemporary bathroom, stone accents, frameless glass, concealed cistern
- Ducted reverse air con, security intercom, lift, Euro laundry with dryer
- Built-in robe and storage, charming storage banquette complements the kitchen
- Secure parking, storage cage, pets allowed subject to strata approval
- Step out to City buses on the street, Hughes Park, local cafe, Figtree shops
- Stroll to the beauty of Lane Cove River waterfront and Burns Bay Reserve

Strata Levies: \$1,457 approx. per quarter

Council Rates: \$401 approx. per quarter

Water Rates: \$171 approx. per quarter