



Beautifully refreshed and ready with pet-friendly private courtyard



## 211B/7-13 Centennial Avenue, Lane Cove

Auction Guide \$890,000

Cleverly designed with a house-like layout spanning over 127sqm on title, this pristine, light-filled security apartment delivers carefree appeal bolstered by new carpet and fresh paint. The smooth transition from interior living spaces to your private courtyard offers secure gated access, creating the ultimate in pet-friendly convenience. Miele is on show in engineered stone kitchen with everything appointed for quality and practicality. Stone-topped vanities with drawer storage enhance the neutral-toned chic of the bathrooms. Bedrooms are generous, with the main opening to the alfresco and enjoying the bliss of a private ensuite.

Stay at home and take advantage of the on-site cinema, indoor pool and gym, and the manicured communal gardens, or head out with express City buses at your door and moments to Lane Cove village.

- Gated courtyard apartment in the prestigious Sevana security complex
- House-like layout with level access from living and bedroom to alfresco
- As-new presentation refinished with new carpet and fresh paint
- Designed for amenity with a bank built-in storage cabinets for all your extras

<b>Property ID:</b>	L35948486
<b>Property Type:</b>	Apartment
<b>Building / Floor Area:</b>	75
<b>Garages:</b>	1
<b>Land Area:</b>	127.0 sqm

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- Light, open, and spacious living and dining, soaring glass doors and windows
- Miele kitchen, gas cooktop, rangehood, oven, dishwasher, island bar
- Two double bedrooms, built-in robes, master accesses the courtyard garden
- Two pristine fully tiled bathrooms, frameless glass screens, vanity storage
- Concealed laundry includes a tub and dryer, gaspoints indoors and out
- Secure parking for one car, storage cage, lift, ducted reverse cycle air con
- On-site cinema, swimming pool and gym, rooftop terrace, landscaped gardens
- City express buses on street front, moments to Lane Cove village, Chatswood
- In Mowbray Public School and Chatswood High School zones, near day care

Strata Levies: \$1,717 approx. per quarter

Council Rates: \$433 approx. per quarter

Water Rates: \$173 approx. per quarter