



13/416 Mowbray Road, Lane Cove

Auction Guide \$775,000

Set within easy reach of Chatswood, Lane Cove Village and CBD, this two-bedroom apartment is positioned on the top-floor of a low-rise full brick security block. Bathed in sunlight and move-in ready, the large kitchen boasts a walk-in pantry, while the living area, balcony and bedrooms all enjoy leafy outlooks. A total 93.8sqm on title, with a covered car space and scope to add value, it's a rare find in such a convenient setting.

- Bright and spacious living/dining area with timber floors and treetop vistas
- Huge open plan kitchen with a walk-in pantry provides scope to update
- Two double bedrooms framed by leafy outlooks and bathed in sunlight
- Reverse cycle air conditioning, ceiling fans and built-ins in both bedrooms
- Pristine bathroom includes a bath and separate rainshower
- Internal laundry, double linen closet, timber floors and intercom entry
- Covered car space and separate storage area on-title

Property ID:	L31161130
Property Type:	Apartment
Garages:	1
Land Area:	93.8 sqm

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- Full brick security complex of just 18 with bus services at the door
- Walk to The Canopy precinct, Chatswood station and Metro
- Convenient commuter access to Lane Cove Village, Chatswood and city

Strata Levies: \$1,008 approx. per quarter

Council Rates: \$430 approx. per quarter

Water Rates: \$171 approx. per quarter