

Fresh, light-filled and ready to enjoy in a quiet yet connected setting



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**216/610 Mowbray Road, Lane Cove**

**Auction Guide \$990,000**

Set back from the street and filled with natural light, this apartment gets the balance right with generous space that's easy to live in and well connected. Catching fresh breezes, the open living and dining area flows out to a large balcony, creating relaxed indoor-outdoor ambience. The kitchen is sleek yet highly-functional with Ilve appliances and stone benchtops. Both bedrooms come with mirrored robes, the main with its own ensuite and direct access to the balcony. There's also a study nook for work or play, and bathrooms with clean, modern finishes. The pinnacle of the complex is a rooftop terrace made for barbecues and enjoying the views over Batten Reserve. Ready and waiting, here you're footsteps to major bus routes, school, and great local shops.

- Privately set away from the street with landscaped garden outlooks
- Open plan living and dining flows to a spacious, usable covered balcony
- Light-filled open kitchen with Ilve gas cooktop, oven and dishwasher
- Stone benchtops, pantry and ducted rangehood complete the kitchen
- Two distinctly positioned double bedrooms with mirrored built-in robes

**Property ID:** L31813870

**Property Type:** Apartment

**Carports:** 1

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- Main bedroom features an ensuite and has direct balcony access
- Stylish bathrooms with celadon-toned feature tiles and concealed cisterns
- The study alcove creates a quiet zone for working at home or gaming
- European-style laundry with a dryer and wash tub included for convenience
- Freshly painted white interiors, shadow-line ceilings, on-trend matte finishes
- Secure basement parking with storage cage and lift, intercom, ducted air con
- Communal rooftop terrace with BBQ facilities and views across Batten Reserve
- City and Chatswood buses on street, moments to Lane Cove village + Canopy
- Walk to Springbok Delights, cafes, beautifully designed parks and playgrounds
- Stroll to popular Mowbray Public School, in Chatswood High School zone

Strata Levies: \$1,211 approx. per quarter

Council Rates: \$430 approx. per quarter

Water Rates: \$173 approx. per quarter