

Sold Prior to Auction By Alex Banning  
0434 131 903



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## 65/536-542 Mowbray Road West, Lane Cove

### Sold Prior To Auction

Light-filled family entertainer captures tranquil views in a convenient pocket

Elevated in a top-floor position in the distinguished North complex, this stylish apartment enjoys a prized north to south orientation, inviting all-day sunlight and natural cross-ventilation. Oak floors define the open-plan living and dining zone, seamlessly unfolding to a vast entertaining terrace with endless skies and uninterrupted views across the treetops of Batten Reserve. Three peaceful bedrooms match to two designer bathrooms, with the sunlit main featuring an ensuite.

With moments to cafes, specialty stores, and bushwalking trails, this is a lifestyle that interacts with a joyful family-oriented community. Step out to the street for express bus links to Chatswood and the City, and enjoy proximity to vivacious Lane Cove and the Canopy entertainment hub. It's all here – make it yours.

- Exceptional north-south aspect bolsters sunshine and breezes
- Modern apartment complex overlooking the beauty of Batten Reserve
- Open living and dining with oak flooring flawlessly melds with the terrace

**Property ID:** L34996733

**Property Type:** Apartment

**Garages:** 2

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#### Alex Banning

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- Sleek stone kitchen with breakfast bar and a ducted rangehood
- Bosch 5-burner gas cooktop, extra-wide oven, microwave, dishwasher
- Three substantial bedrooms, expansive built-in robes, ceiling fans
- King-size main bedroom soaks up the sun and enjoys a luxe ensuite
- Two designer bathrooms offer rainfall showers, baths, concealed cisterns
- Double side-by-side secure basement parking and a storage cage
- Ducted reverse air con, gas point, secure video intercom and a lift
- Moments to local cafes, library, playgrounds, sports and leisure
- Footsteps to express buses to City and Chatswood on the street
- Stroll to Mowbray Public School, and in Chatswood High School zone

Strata Levies: \$1,479 approx. per quarter

Council Rates: \$401 approx. per quarter

Water Rates: \$270 approx. per quarter