



Quiet, Bright & Breezy -101sqm Designer Apartment with Study & Double Parking



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504C/7-13 Centennial Avenue, Lane Cove

Auction Guide \$770,000

Enjoy the perfect blend of space, comfort, and convenience in this north-facing apartment occupying 101sqm on title. Privately positioned away from the main road, it offers a peaceful lifestyle retreat while remaining close to every modern amenity. The home features wooden flooring throughout the hallway, living, and dining areas, with carpeted bedrooms for added comfort. A second enclosed room offers flexibility as a home office, study, or guest bedroom. The light-filled open-plan layout flows effortlessly to a covered entertainer’s balcony, perfect for year-round indoor-outdoor living.

Located within walking distance to The Lane Cove Village, and just across the road from a bus stop with express city buses during peak hours, this apartment combines convenience and lifestyle in a secure, resort-style complex.

- Quiet, north-facing position set well back from the main road
- Spacious open-plan living and dining with wooden flooring throughout
- Second enclosed room ideal as a study, office, or guest bedroom
- Gourmet stone kitchen with gas cooktop, island bench, and European appliances

Property ID:	L35220225
Property Type:	Apartment
Garages:	2

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- Stylish oversized bathroom and European-style laundry
- Covered entertainer's balcony offering a private, breezy outdoor space
- Side-by-side security parking plus storage cage on title
- Secure building with intercom and lift access
- Resort-style amenities: heated indoor pool, fully equipped gym, 32-seat movie theatre, and rooftop terraces
- Walking distance to The Canopy, local shops, restaurants, and supermarkets
- Bus stop across the road with express buses to the CBD for an easy city commute

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

Council Rates: \$401 approx. per quarter

Water Levies: \$175 approx. per quarter