

Effortlessly modern corner position  
wrapped in leafy views and gentle breezes



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## 75/31-39 Mindarie Street, Lane Cove

Auction Guide \$950,000

Elevated on the top floor and wrapped in leafy treetop, park and street views, this stylish corner apartment is an inspired breath of fresh air. Every room flows seamlessly to a wraparound balcony, creating an effortless indoor-outdoor lifestyle filled with natural light and summer breezes. The open-plan living and dining area is enhanced by a skylight, while the sleek contemporary kitchen features stone benchtops and premium SMEG appliances. Both bedrooms enjoy tranquil outlooks from the balcony and built-in robes, with the main offering a chic ensuite.

Opposite popular Mindarie Park playground and sports hub, and just steps to local shops and comprehensive transport, this home is modern living made perfectly easy, for both young families and downsizers.

- Light and fresh elevated corner apartment, in-out flow with leafy views
- Immaculately presented still maintaining a fresh new ambience
- Living and dining area with plentiful space to stretch out and enjoy
- Wide format modern flooring over slab, crisp shadow-line ceilings

**Property ID:** L36034229

**Property Type:** Apartment

**Garages:** 2

**Land Area:** 128.0 sqm

**Alex Banning**

0434 131 903

[alex.banning@lensrh.com.au](mailto:alex.banning@lensrh.com.au)

- SMEG kitchen with island bar, gas cooktop, oven, integrated dishwasher
- Two light and spacious bedrooms with built-in robes, flow to balcony
- Two fully tiled bathrooms, ensuite, contemporary styling, dryer to laundry
- Secure parking for two cars, huge storage cage, lift for easy accessibility
- Ducted reverse air con, video intercom, waste recycling to each level
- Moment around the corner to Springbok Delights and local cafe
- Stroll to Mowbray Public School, in high-ranking Chatswood High School catchment
- Footsteps to City express and Chatswood buses on Mowbray Road
- Short drive to major shopping at Lane Cove or Chatswood CBD

Strata Levies: \$1,204 approx. per quarter

Council Rates: \$401 approx. per quarter

Water Rates: \$127 approx. per quarter