



Serene green outlook adds bliss to Figtree Grove comfort



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8/38 Cope Street, Lane Cove

Off Market Opportunity

Evident from the moment you step through the door, the clever design of this full brick apartment maximises useable space and natural flow in a prime position of restful tranquility. Both the living room and main bedroom open to a balcony that draws in welcome breezes and views across leafy gumtree gardens and into Hartman Hill Reserve. Subtle mid-century notes add sleek character to the calm sense of airiness enhanced by large windows. Gas cooking in the modern kitchen and a bathroom with a shower and separate bath add easy amenity.

A huge private storage room takes care of all your extras or offers scope as a home office or man-cave. In a quiet setting with rapid bus access, from here it's a short walk to Figtree shops and only minutes to Lane Cove Canopy and the village.

- Figtree Grove, full brick and concrete strata building in quiet leafy setting
- Beautifully designed layout maximises useable space throughout
- Contemporary open plan living and dining invites fresh bay breezes
- Both the living room and main bedroom flow to verdant balcony views

Property ID:	L37947582
Property Type:	House
Garages:	1

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- The modern kitchen has gas cooking, a dishwasher and pantry cupboards
- Two extra-spacious and quiet double bedrooms with built-in mirror robes
- Well-presented bathroom with shower, bath and plenty of vanity storage
- Light-toned modern floors reflect plenty of natural light from large windows
- Step out to lush garden vistas and enjoy cooling drinks on the covered balcony
- On-site parking for one car, vast storeroom would make a cheeky WFH office
- Buses for rapid access to City, Chatswood, North Sydney are footsteps away
- Walk to Figtree shops, short drive to Lane Cove Canopy, supermarkets, eateries
- Enjoy walking paths into Hartman Hill Reserve, Burns Bay Reserve waterfront

Strata Levies: \$1,063 approx. per quarter

Council Rates: \$430 approx. per quarter

Water Rates: \$204 approx. per quarter