



401/76-82 Gordon Crescent, Lane Cove

Auction Guide \$660,000

Positioned in the Eleeza building, this elevated corner apartment is flooded with natural light from two sides. Open-plan living and a tranquil bedroom retreat flow out to a generous covered balcony. Superb in-out connection invites year-round enjoyment, framed by leafy outlooks. The sleek, contemporary kitchen integrates effortlessly with the living space, while the bedroom features mirrored built-in robes.

Residents enjoy a communal rooftop terrace capturing sweeping views across Batten Reserve. A stellar opportunity for owner-occupiers or investors, this stylish apartment delivers big on easy care living. Take a stroll to City and Chatswood buses or a walk to Lane Cove village and Canopy. Enjoy the natural beauty of Batten Reserve bushwalks and the convenience of local shops and cafes.

- Elevated corner apartment in the popular Eleeza building
- Privately positioned and brimming with natural light from two directions
- Broad banks of windows enhancing natural light levels throughout
- Open-plan living and dining with space for a work from home hub

Property ID:	L39078984
Property Type:	Apartment
Building / Floor Area:	54
Garages:	1
Land Area:	75.0 sqm

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- Engineered stone kitchen benchtops, pull-out pantry cupboard
- Gas cooktop, electric oven, two-drawer dishwasher, microwave hutch
- Generous covered and screened balcony adjusts for comfort and privacy
- Bedroom with floor-to-ceiling glass doors opens to balcony, built-in robes
- Fully tiled bathroom, rainfall shower, vessel basin vanity, Euro laundry, dryer
- Secure basement parking, lift, intercom, visitor parking, reverse air con
- Communal rooftop terrace with beautiful views across Batten Reserve
- Walk to City express and Chatswood buses, Lane Cove village, local cafes

Strata Levies: \$1,610 approx. per quarter

Council Rates: \$430 approx. per quarter

Water Rates: \$200 approx. per quarter