

**SOLD BY NATHAN WESTERBRINK 0408 777 776**

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40/300C Burns Bay Road, Lane Cove

Sold Prior To Auction for \$970,000 (May 02, 2025)

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Framed by uninterrupted views across Burns Bay Reserve and Linley Point, this penthouse-level ‘Marina’ apartment is the ultimate riverside sanctuary. Spanning an impressive 100sqm of renovated interiors, its floor plan is cleverly designed to maximise the breathtaking outlook while offering generous proportions and a seamless indoor/outdoor flow. Views extend from the living area, brand-new kitchen and oversized master bedroom, while a spacious home office or third bed adds versatility. Merging tranquility with lifestyle convenience, this natural playground is just a short stroll to express city buses and Figtree shops, with a grocer, café and daycare located within this iconic community enclave.

- Top-floor apartment embraced by stunning river views across Linley Point
- Expansive living/dining area with tree-dappled views across the Bay
- Full-width private balcony enjoying 180-degree Burns Bay panoramas
- Brand-new gourmet kitchen positioned to enjoy uninterrupted water views
- Premium European appliances, induction cooking and an Ilve dishwasher

Property ID:	L429999
Property Type:	Apartment
Building / Floor Area:	100
Garages:	1
Land Area:	115.0 sqm

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- Three oversized bedrooms, the main with river and park views
- Modern floor-to-ceiling tiled bathroom with a deep bath and separate shower
- Large internal laundry, ceiling fans and reverse cycle air conditioning
- Plantation shutters, built ins, ample cupboard & linen space
- Abundant visitor parking with an on-site grocer, daycare and café
- Stroll to Hughes Park and acres of pristine waterfront parkland
- Walk to express city buses, Figtree shops and well placed for quality schools
- Moments to both Lane Cove and Hunters Hill Villages

Council Rates: \$385 p/q (approx.)

Water Rates: \$175 p/q (approx.)

Strata Rates: \$1,840 p/q (approx.)