



409/9 Birdwood Avenue Lane Cove, NSW



SOLD BY TEAM KEANE!

Enviably positioned just metres to Lane Cove's vibrant dining hub, this desirable one-bedder represents an outstanding lifestyle or investment opportunity just 130m stroll to The Canopy and Longueville Hotel. Positioned on the fourth floor with a due north aspect and lift access, it combines convenience with the comforts of modern living, finished with reverse cycle air conditioning, security intercom and secure parking.

- Fluid open plan living with timber-look floors flowing to a gourmet kitchen
- Sleek stone kitchen equipped with Smeg appliances, gas cooking and dishwasher
- Soft-close cabinetry, marble look tiled splashback and plentiful cupboard space
- Generous 12sqm north facing entertainer's balcony, covered for year-round use
- Good-sized bedroom featuring sliding wardrobe, north facing with high recessed ceiling
- Designer bathroom with frameless shower recess and internal laundry facilities
- Pet friendly, video intercom entry, lift access, noise reduction glass, gas heating
- Secure basement parking, minutes' walk to bus interchange

Council Rates: \$373.00 p/q
Water Rates: \$172.00 p/q
Strata Rates: \$1,965.00 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.