



7/331 Miller Street Cammeray, NSW

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POSITION, STYLE & CONVENIENCE

Set in the highly sought-after 'Modus' complex, this very modern oversized dual level designer residence provides the perfect opportunity for the investor or first time purchaser. With its open plan layout which flows out onto the generous courtyard large enough to entertain guests, the apartment boasts fresh modern finishes and the ultimate convenience with Sydney city just one set of traffic lights away.

- Living and dining space is enhanced by floor-to-ceiling glass with Reverse Cycle Air Conditioning
- Large sundrenched courtyard with timber deck, perfect for entertaining
- Vast common lawn featuring landscaped gardens, pet-friendly
- Sleek kitchen with CaesarStone benchtops and Smeg appliances
- Spacious bedroom fitted with mirrored built-in wardrobes
- Beautifully finished bathroom with floor-to-ceiling tiles
- Intercom and lift access, European laundry, linen cupboard
- Stroll to, Anzac primary school and Cammeraygal High School catchments

Inspect: Saturday, 19th October 2024 11:30 - 12:00
Wednesday, 23rd October 2024 11:30 - 12:00

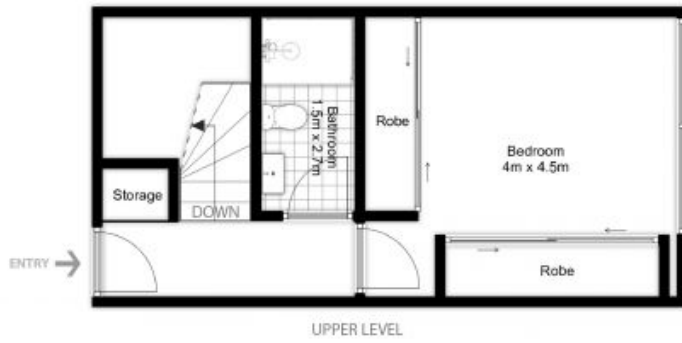
Auction: 02/11/2024 10:30 am

Price: Contact Agent
Council Rates: \$1,283.70/year (approx)
Water Rates: \$172.79 p/q



Justin Ferguson

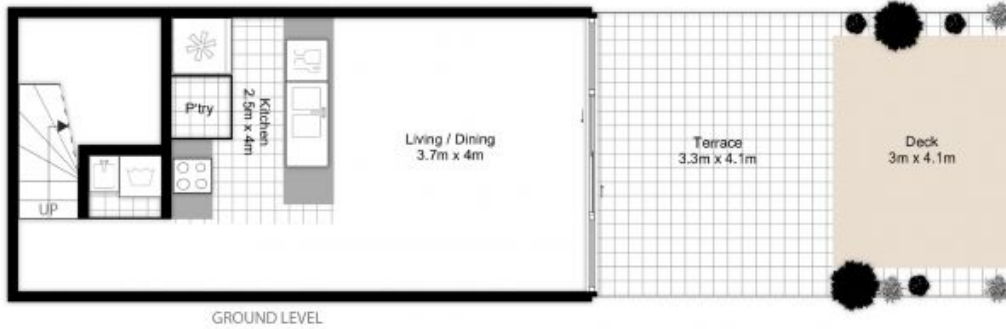
0412 222 878



1 x CARSPACE
5.3m x 2.4m



STORAGE CAGE
1M x 2.5 SQM



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Floorplan shown is for presentation purposes and is not part of any legal document or title.
All measurements and figures are approximate. Interested parties should make their own enquiries.



The door's open