

22/21 Elamang Avenue Kirribilli, NSW

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### Designer living on the waterfront

With intimate views over Careening Cove from its absolute waterfront address this luxurious apartment has it all. A sanctuary of style with a heady combination of exclusivity, sun-splashed living and easy access to Kirribilli's renowned village-life.

- brand-new through-out in the tightly held Squadron Tower
- 2 double bedrooms with floor-to-ceiling fitted robes
- sun-splashed living flows to a north-east facing balcony
- kitchen with Corian benches and high-end Miele appliances
- Italian porcelain and glass mosaic tiled luxury bathroom
- premium engineered Herringbone oak floors
- perfect for pool-side entertaining with tables and electric BBQ
- generously sized basement garage with ample storage space

**Inspect:** Saturday, 9th November 2024 12:00 - 12:30  
**Auction:** 30/11/2024 10:00 am

**Price:** AUCTION 30 November  
**Council Rates:** \$311.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$5,161.00 p/q



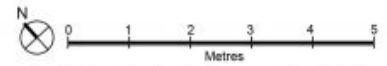
**Michael Chant**

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. The information herein is gathered from sources we believe to be reliable.

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