



22/7 Chapman Avenue Beecroft, NSW



## Sophisticated, walk to everything retreat in "The Croft" - 94sqm on title

Privately elevated on the sixth floor with a leafy outlook, this one-bedroom apartment offers a peaceful sanctuary paired with the ease of an ultra-convenient, lock-and-leave lifestyle. Featuring a spacious, open-plan layout that has been recently refreshed and designed for mobility, it boasts oversized proportions and wide doorways, all just steps from the heart of Beecroft.

- Ready to move in, featuring fresh paint and new, oven, dryer, Miele dishwasher
- Free-flowing living/dining domain with elegant, engineered timber flooring
- Contemporary-style kitchen with premium appliances, gas cooktop, ample storage
- Generously proportioned bedroom with a built-in wardrobe and new, plush carpet
- Well-sized NW balcony with district views, pergola, no overlooking neighbours
- Euro-style laundry, video intercom access, and ducted, zoned air conditioning
- Oversized single basement parking and a storage cage, bedroom ceiling fan
- Approx. 250m stroll to Beecroft shops and eateries, 400m to Beecroft station

**Price:** For Sale \$695,000 - \$725,000  
**Council Rates:** \$370.70 p/q  
**Water Rates:** \$172.79 p/q  
**Strata Rates:** \$1,018.00 p/q



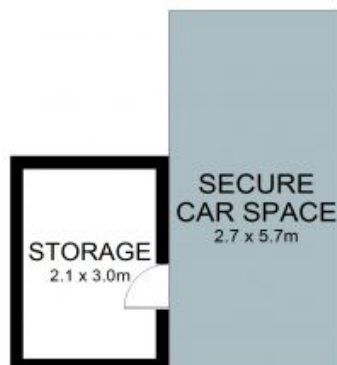
**Chloe Mawass**

0431 983 240



**Tristan Eather**

0422 205 524



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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