



12/374-378 Sydney Road Balgowlah, NSW 1 [bed icon] 1 [kitchen icon] 1 [car icon]

### Easy urban living in the heart of Balgowlah

Positioned within the recently-built 'Elle' Apartments, this executive-style one-bedder epitomises both style and accessibility. Featuring an open-concept layout and premium quality fixtures and finishes, the apartment offers comfortable, easy living in the heart of vibrant Balgowlah. The Totem Lane setting offers immediate access to Stockland Village Shopping Centre and facilities, express city bus transport and a wide range of cafes and restaurants.

- Light open concept living opening out to covered balcony
- Sleek, modern kitchen with Smeg appliances, including dishwasher and gas cooktop
- Well-proportioned bedroom with built-in robe and direct access to balcony
- Separate built-in study nook; reverse-cycle air conditioning
- Contemporary shower bathroom
- Separate New York style internal laundry
- Security building with secure underground parking and storage cage
- Footsteps to city and Manly transport, Stockland Village shopping, cafes and restaurants

Price: \$850,000



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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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