



8/235-237 Pacific Highway Lindfield, NSW      2      1      1

### Prime opportunity moments to Lindfield village

Neatly presented and impressively sized, this 2nd floor north facing apartment presents an incredible opportunity for first home buyers, investors, and downsizers alike. Situated in the tightly held 'Elsinore' block of only 12 units this quality full brick two-bedroom apartment features high ceilings, generous proportions throughout, and plenty of scope to capitalise further, whilst being only 400m (approx.) walk to Lindfield station, village shops and cafes.

- 1 of only 12 in 'Elsinore' block; secure intercom entry; freshly painted & carpeted
- North facing balcony captures the sunny and leafy outlook
- High ceilings throughout; expansive living and dining area
- Neat and tidy kitchen with Miele dishwasher, Bosch oven, induction cooktop
- Generous master bedroom & 2nd bedroom both with built in wardrobes
- Bathroom features separate shower & bathtub; separate toilet/WC
- Separate internal laundry with sink & storage; Fujitsu RC/AC; linen cupboard
- Secure lock up garage w internal access, oversized storeroom, total 121sqm on title



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Floor area (Incl. Balcony): 95.7m<sup>2</sup>  
Parking & Storage area: 25.6m<sup>2</sup>  
Total area on title: 121.3m<sup>2</sup>

The site plan and floor plan are not to scale; measurements are indicative and in meters. 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.