



22/12 Park Avenue Waitara, NSW



## Stylish and Elegant Apartment in a Prime Location

Enjoying a sunny north-facing position with light-filled interiors, this stylish apartment provides luxury finishes throughout. With a flexible floorplan and seamless indoor/outdoor flow to the generous entertaining balcony, this quality apartment is in prime location and perfect as a first home, investment or downsizer. Walk to rail, shops, and schools, in St Ives and Asquith Girls/Boys High and Waitara Public Zone.

- Luxurious north-facing 2-bedroom apartment in renowned 'ESPE' building
- Master bedroom with marble-tiled ensuite and his-and-hers built-in-robos
- Spacious second bedroom with built-in-robe, large windows, light and bright
- 2 generous bathrooms, floor-to-ceiling marble tiles, sleek black tapware
- Open-plan gas kitchen, stone benches, black tapware, BOSCH appliances
- Incredible flow to north-facing entertaining balcony with privacy screens
- European laundry, plenty of extra storage, contemporary feature lighting
- Secure car space plus storage cage, lift access, security video intercom

**Price:** Price Guide: \$725,000 - \$770,000  
**Council Rates:** \$340.70 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$1,900.00 p/q



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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 enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.