



306/34 Railway Crescent Jannali, NSW



### Sophisticated and spacious

Offering an open plan design and light-filled stylish interiors, this third floor, two bedroom apartment presents a desirable and modern lifestyle in the heart of Jannali. Perfectly located within walking distance to the shopping village, cafes, restaurants and Jannali Train Station. This apartment is ideal for first home buyers, investors or downsizers looking for easy low-maintenance living.

- Sophisticated and spacious open plan living area complete with timber floors.
- Stunning kitchen with Stone benchtop, pendant lighting, stainless appliances and gas cooking.
- Generous bedrooms both feature built-in-wardrobes, master with ensuite and built-in desk.
- Separate study area with built-in storage, large internal laundry, ducted air-conditioning.
- Modern bathroom with floor-to-ceiling tiles, mirrored vanities, frameless shower screens.
- Common area features built-in BBQ's, beautiful gardens and seating to relax.

**Price:** \$831,500  
**Council Rates:** \$303.50 p/q  
**Water Rates:** \$173.29 p/q



**Will Soulos**

0403 065 608



	<b>Unit Numbers</b> 14 - Level 3 22 - Level 3 30 - Level 4	3 BEDROOM 3 BATHROOM	Internal 78sqm External 15sqm Total 93sqm	0 1 2 3 4m 1:100
	<p><small>DISCLAIMER: All images, views and diagrams are indicative or subject to change without notice. Dimensions, areas, fittings, specifications, floor covering and floor finishes, landscaping and pool area are indicative and subject to change without notice. Bushes and other plants are not included in the plan. Estimated floor area is measured to the outside face of all external walls including walls within the external face of all outside walls and to the inner edge of all doors with 22 mm aluminium sealant on the Property Council of Australia standard of measurement guidelines. Purchasers should check the plans and specifications included in the terms of the contract of sale and bylaws to buying the contract.</small></p>			



The floor plan is not to scale; measurements are indicative and in metres. 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.