

52/9 Atchison Street St Leonards, NSW



## Huge North Facing Studio Apartment with the WOW Factor!

Bigger than many 1 bedrooms in St Leonards, this generously proportioned studio in the "T1" building by TWT, boasts an impressive 63sqm apartment size.

- Comprises approx 63sqm + 3sqm motorcycle bay with cage (Total 66sqm on Title)
- Oversized living/dining & adjacent bed area with feature KronoSwiss Aquastop flooring
- Big full-width North facing balcony with sliding privacy screens
- Good sized wall kitchen with white stone benchtop, dual sinks, glass splashback, pantry, & Miele appliances including dishwasher
- Large bathroom with separate shower & bathtub, floor to ceiling tiles, and plenty of cabinet space. Separate internal laundry
- Ducted air conditioning. Security building & lift access
- Pet friendly building - subject to by-law conditions

Price:

For Sale - Contact Agent



**Chris Reynolds**

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**David Hill**

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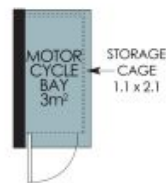
52/9 Atchison Street,  
St. Leonards



Level 3



APARTMENT FLOOR AREA = 63m<sup>2</sup> approx.  
(INCLUDING BALCONY)  
BASEMENT AREA = 3m<sup>2</sup> approx.  
**TOTAL AREA ON TITLE = 66m<sup>2</sup> approx.**



Basement  
Level B3

The site plan and floor plan are 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.