

G06/17 Grosvenor Street Croydon, NSW

1 1 1

### Private and tranquil courtyard apartment

Entrance via 12-16 Boundary Street.

Positioned in the quietest location of this complex comes this magnificently sunlit ground floor apartment offering the ultimate in space and privacy. With stunning ultra-modern finishes and the perfect flow to take advantage of its substantial internal and external spaces you can rest assured you will tick all boxed upon inspection.

- One large bedroom with built in wardrobe and access to courtyard
- Spacious combined lounge and dining also offering access to courtyard
- Galley kitchen with stone benches and plenty of storage space
- Impeccable and stylish main bathroom
- Internal laundry with dryer
- Ducted air conditioning
- Lift access from basement along with security intercom
- Beautiful floating timber floors and high-end carpet

**Price:** Auction  
**Council Rates:** \$428.00 p/q  
**Water Rates:** \$178.42 p/q  
**Strata Rates:** \$1,265.05 p/q



**Christian Leung**  
 0423 555 162



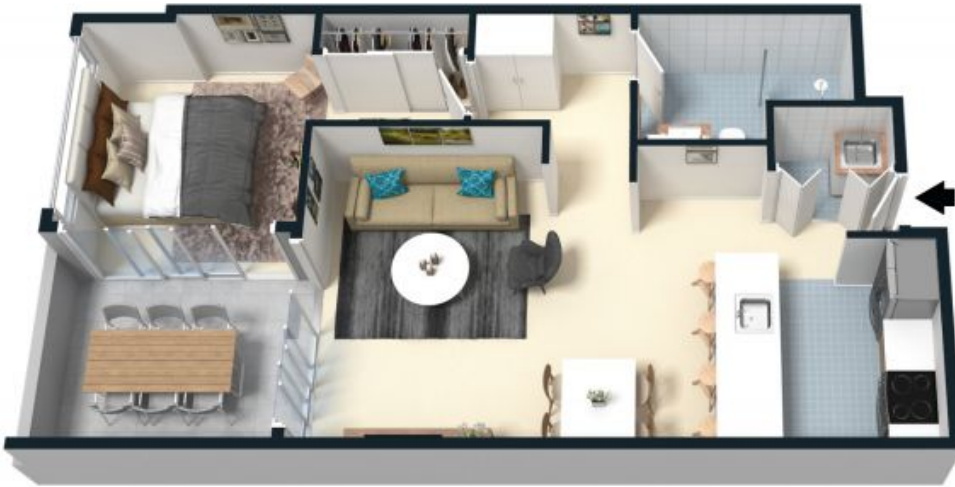
**Michael Carbone**  
 0416 280 610



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.

G06/17 Grosvenor Street, Croydon  
stonerealestate.com.au

Produced by DIAKRIT



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

G06/17 Grosvenor Street, Croydon  
stonerealestate.com.au

Produced by DIAKRIT