



19/18-20 Longueville Road Lane Cove, NSW



## Conveniently Located 2 Bed with Car Space & Storage

INSPECT SATURDAY 12:00 - 12:30PM

IF COMING BY CAR, WE SUGGEST YOU PARK IN MAFEKING AVENUE OR KIMBERLEY AVENUE

Positioned in the middle section of the block, this bright top floor 2 bedroom apartment enjoys the convenience of city buses, Lane Cove Aquatic Centre, Longueville Hotel & Lane Cove Shops including the "Canopy", all within an approx 5 to 10 minute walk.

- Comprises approx 87.9sqm + parking & storage (Total approx 103.7sqm)
- Living/dining with floating flooring & split system aircon
- Separate area, renovated windowed kitchen with adjacent internal laundry
- Balcony boasts leafy distant views to the South
- 2 good sized bedrooms. Main with built-ins and split system aircon
- Bathroom with shower & bathtub
- Under cover car space & separate storeroom
- Offered with vacant possession

**Inspect:**

Saturday, 18th May 2024 12:00 - 12:30

**Price:**

For Sale \$825,000 - \$870,000

**Council Rates:** \$373.00 p/q

**Water Rates:** \$173.29 p/q

**Strata Rates:** \$677.10 p/q



**David Hill**

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**Ari Ozbenian**

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Apartment Plan

APARTMENT FLOOR AREA = 87.9m<sup>2</sup> approx.  
(INCLUDING BALCONY)  
PARKING AREA = 12.4m<sup>2</sup> approx.  
STORAGE AREA = 3.4m<sup>2</sup> approx.  
**TOTAL AREA ON TITLE = 103.7m<sup>2</sup> approx.**



Storage Plan

UNDERCOVER CAR SPACE  
5.4 x 2.4m



Parking Plan

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.