

40/2 Cowan Road Mount Colah, NSW

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## Quality three bedroom penthouse in centre of leafy suburb

Embrace your sophisticated carefree lifestyle in this sensational like new home mere footsteps to rail, shops, schools and medical facilities. Located in Sydney's leafy upper North Shore with magnificent Kuring-Gai Chase National Park and the celebrated waterways of Bobbin Head nearby, the district boasts one of the highest points in Sydney.

### Features:

- King sized master bedroom only upstairs with roof top view
- Plus study nook, storage, built-in-robe, and ensuite,
- Two double bedrooms downstairs, each with built-in-robe
- Grand open plan living space with high ceilings, easy flow to balcony
- Plus remote controls for high ceiling blinds and windows, second study nook
- Spacious sun-lit al-fresco balcony with district views

**Inspect:** Saturday, 4th May 2024 1:45 - 2:15

**Price:** For Sale  
**Council Rates:** \$347.40 p/q  
**Water Rates:** \$222.14 p/q



**Geraldine (Xiao-Bin) Wang**  
 0452 562 183

40/2 Cowan Road  
Mount Colah



Upper Floor



Lower Floor

Internal Living: 106 sqm  
External Living: 13 sqm  
Total Living Area: 119 sqm



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.

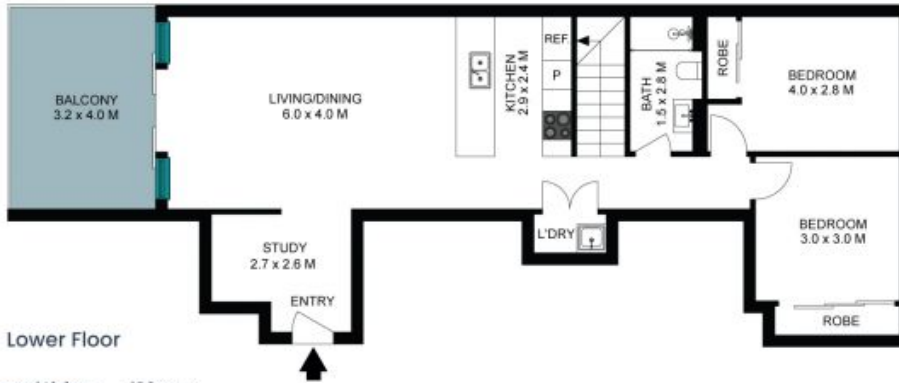
40/2 Cowan Road  
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STONE



(NOT IN POSITION)



(NOT IN POSITION)

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