

G04/2 Canberra Avenue St Leonards, NSW 2 2 1

### Boutique Ground-Floor Living with Expansive Terrace, Ideal for Downsizers

Set within the boutique Prologue development of just 30 residences, this ground floor apartment delivers a seamless blend of style, space, and lifestyle convenience. Positioned for easy living, it's just a short stroll to St Leonards Station, Crows Nest Metro, local cafes, dining options, and Newlands Park, while also falling within the sought-after Greenwich Public School catchment.

**Price:** Stone Exclusive Showcase  
**Council Rates:** \$430.00 p/q  
**Water Rates:** \$220.00 p/q  
**Strata Rates:** \$1,828.00 p/q



**David Hill**

0411 491 122

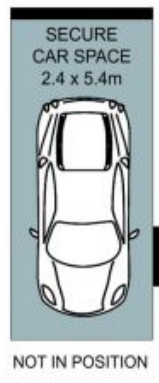


**Ruby Johnson**

0432 869 227

G04/2 Canberra Avenue  
**St Leonards**

**STONE**



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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.