



12/46 Tennyson Road Mortlake, NSW



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## Quality Convenience and Lifestyle

Easy care living is on offer from this well maintained and presented first floor 2 bedroom security apartment in a relatively small complex of only 20. 113sqm approx. inclusive of balcony. 128sqm approx. total.

Being so convenient to public transport and just a leisurely stroll to the popular Village Green of Breakfast Point, local shops, cafes, IGA, plus waterfront parks represents added value.

An open plan design features a spacious combined living and dining which flows through to a huge entertainer's balcony, allowing for loads of natural light. Both double bedrooms have mirrored built in wardrobes with the main bedroom also featuring a Juliet balcony. Your gourmet kitchen has black granite bench tops, stainless steel gas appliances and dishwasher.

The modern fully tiled bathroom has a separate shower and bath. Brand new polished floor boards have only just been laid. Other features include high ceilings, an internal laundry with dryer, gas bayonets, reverse cycle air conditioning, storage shed and a security car space.

An ideal permanent residence or strong investment opportunity....

- Light filled spacious living, expansive and sunny entertainers' balcony
- Generous double beds with built-ins, main bed features a Juliet balcony
- Gas s/s kitchen, black granite bench tops + dishwasher, internal laundry
- Modern bathroom, brand new floor boards, r/cycle air con, high ceilings
- Secure car park, storage shed, great for both investors and home owners

**Price:** SOLD |Time Realty  
**Council Rates:** \$281.00 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$1,229.06 p/q

**Jim Piper**

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**Adam Scappatura**

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



12/46 Tennyson Road  
**MORTLAKE**

EST — 1979  
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