



10/30-34 Hilly Street Mortlake, NSW



## SOLD - An Entertainers Dream

Offering generous proportions with serene indoor/outdoor entertaining, this rare two level townhouse style apartment enjoys a premium setting in one of Mortlake's most sought-after developments. Just metres from the water's edge, this is where luxury, space and lifestyle merge to create a true sanctuary for modern living.

Light filled and exceptionally presented, this apartment showcases separate lounge and dining areas, a well-appointed gourmet kitchen, two large entertainers courtyards and two generously sized bedrooms both with ensuites & built in robes. There is also the added bonus of a separate study/office area which is perfect for those working from home. The property also comes with reverse-cycle air-conditioning a single car space plus storage room, internal laundry and powder room.

A perfect option for young families, downsizers or investors with relaxed living, superb convenience and moments from Wangal Park, Breakfast Point, Majors Bay Road village shops and cafes, Massey Park Golf Course, excellent local schools, Burwood CBD, the ferry and city-bound buses.

- 2 Level townhouse style apartment in serene location
- Well-appointed gourmet kitchen with breakfast bench
- Separate lounge & dining areas flows out to courtyards
- Two large bedrooms both with ensuites and built-ins
- Study/home office area, single car space plus storage

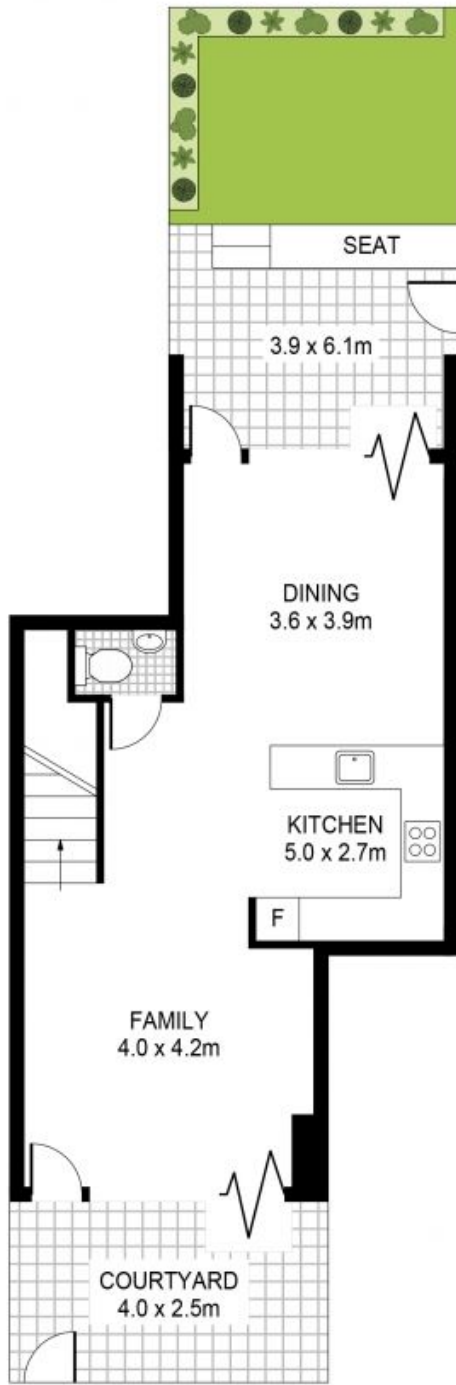
**Price:** SOLD | Time Realty  
**Council Rates:** \$295.00 p/q  
**Water Rates:** \$151.00 p/q  
**Strata Rates:** \$1,439.60 p/q

**Adam Scappatura Frank Settineri**

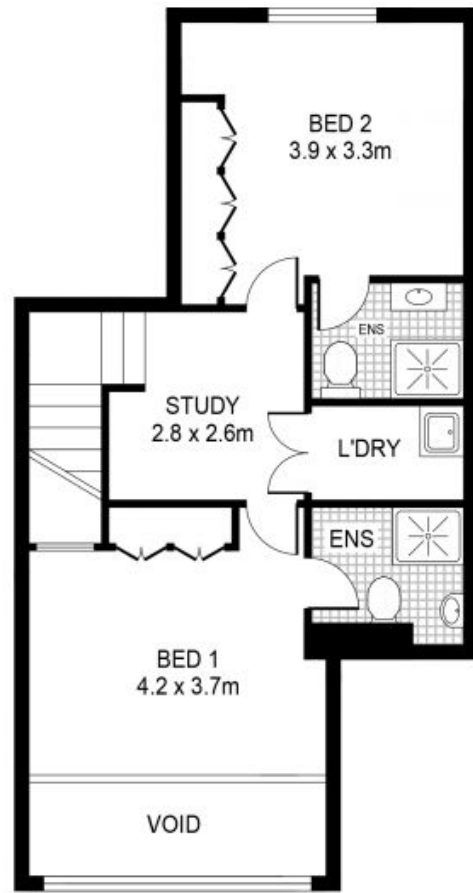
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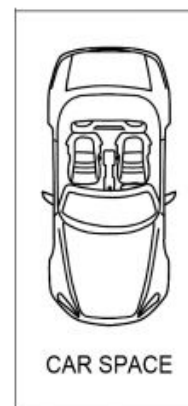
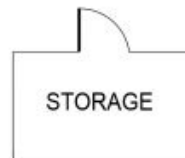
PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



GROUND FLOOR



FIRST FLOOR



10/30 Hilly Street  
MORTLAKE

EST — 1979  
time