

**13/1 Bertram Lane, Mortlake, NSW 2137**

**Horwood Nolan.**

**Townhouse For Sale**

Friday, 10 May 2024

13/1 Bertram Lane, Mortlake, NSW 2137

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 229 m2**

**Type: Townhouse**



Shane Sullivan

0297436656

## **Auction 1st June 4:00pm**

Positioned in a highly convenient peninsula location, this newly built contemporary town home sets a new benchmark for luxury living in Mortlake. Spacious quad-level layout with house like proportions throughout & sun-drenched living areas flowing seamlessly to a desirable outdoor entertaining area. It's within an easy stroll to Breakfast Point shopping village, cafes, restaurants, schools and waterfront parks. Combined lounge & dining area flows to sunny outdoor yard  
Contemporary gas kitchen with ample storage & island bar  
Three large bedrooms with built ins and main with ensuite  
Elegant bathrooms with shower recess' and free stand bath  
Intercom security with remote alarm, ducted air con  
Internal access to double car basement with storage room  
Easy stroll to Breakfast Point village shops, cafes and parks