

**16/41-45 Phillips Street, Cabarita, NSW 2137**

**Horwood Nolan.**

**Apartment For Sale**

Thursday, 21 December 2023

16/41-45 Phillips Street, Cabarita, NSW 2137

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 261 m2**

**Type: Apartment**



Ben Horwood  
0415358882

## Auction in 2024

Strata Levy: \$2,617pqInternal: 221sqmCar Space: 36sqmStorage: 4sqmTotal: 261sqmA North-easterly waterside apartment of sheer class and refinement, this once in a generation opportunity is undoubtedly one of the finest ground floor apartments within this privileged harbour front enclave and is perfectly located on the premier North-eastern corner with glorious natural light and a private outlook over manicured grounds. This exceedingly rare apartment epitomises paramount position and truly is a rare opportunity to live a first-class waterside lifestyle with an abundance of natural sunlight.Vast living zones embraced by North East lightCentral location with easy access to transport Large entertaining terrace area flows in to outExpansive master with en-suite & built in robeStone kitchen with stainless steel gas cooktop Flowing open living overlooks sunlit gardens Stunning grounds create a haven of relaxationDucted air cond throughout & internal laundryResort facilities: pools, gym and tennis courtsHuge double garage with additional storage Direct access to Angelo's & waterfront walks