

**305/12 Duntroon Avenue, St Leonards, NSW 2065**



**Apartment For Sale**

Wednesday, 27 March 2024

305/12 Duntroon Avenue, St Leonards, NSW 2065

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 79 m2**

**Type: Apartment**



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**\$750000**

Seize the opportunity to indulge in the pinnacle of sophisticated living with this exquisite and unique dual-level one-bedroom apartment, nestled in the esteemed 'Pavilions on the Park' development. This 79m<sup>2</sup> gem is not just a dwelling but an experience, where every day feels like a luxury retreat. As you step into the sun-drenched sanctuary of your potential home, be captivated by its strategic location adjacent to the lush Newlands Park, positioned on the 3rd floor (with lift access) to encapsulate an enviable lifestyle. Your urban oasis offers you seclusion without sacrificing convenience. Expertly crafted to maximise space and privacy, this sprawling abode is a testament to thoughtful and innovative design. Its open plan living and dining areas soar with cathedral ceilings, leading you to a full-width 12m<sup>2</sup> entertaining courtyard – your secluded haven for hosting or serene relaxation. For the culinary enthusiast, a modern stone kitchen, equipped with sleek stainless-steel appliances, awaits your touch to create gastronomic magic. Retreat to the King-sized bedroom, a 15sqm sanctuary of comfort, completed by built-in mirrored wardrobes, plenty of room for a work-from-home desk, and a grand view of the courtyard through a stunning array of windows. Refresh and rejuvenate in a contemporary bathroom with a large frameless glass shower, complete with a rain shower rose, and an integrated European laundry with washing machine and clothes dryer. In addition to the aesthetic allure, value is added with features like a/c, remote-controlled external shutters, acoustic windows, and a secure 4m<sup>2</sup> storage cage. The addition of timber flooring throughout and plush carpeting infuses the space with warmth and luxury. Security is paramount, offering individual level entry via video intercom, swipe access, and level lift access to your door. Untimed on-street visitor parking is abundant along with some visitor spaces in the building, and with a dedicated on-site building manager and pet-friendly policies, every convenience is catered to. Investors note that Crows Nest Metro Station is opening in the next few months offering fast travel times from Crows Nest under the Harbour to Barangaroo in five minutes, to Martin Place in just seven minutes and to Chatswood in 4 minutes. And the beauty is that the station is only a short level walk from this superb apartment. Act now to claim your piece of paradise - sophisticated, seamless and utterly sublime