

**314/1 Sergeants Ln, St Leonards, NSW, 2065**

**LJ Hooker**

**Sold Studio**

Friday, 9 June 2023

314/1 Sergeants Ln, St Leonards, NSW, 2065

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Studio**



Alon Beran  
0291852816



Mark Matthews



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0291852816

## **Oversized lifestyle sanctuary in the heart of St Leonards**

Promising outstanding lifestyle appeal in the heart of St Leonards, this oversized studio style apartment provides a low maintenance haven of modern comfort and ease of living. Enjoying a prized position in the award-winning `Forumâ, it reveals spacious open plan living/dining flowing to a north east facing sun bathed balcony.

There is a sleek stone kitchen equipped with Smeg gas appliances, while the designated bedroom is appointed with a mirrored built-in wardrobe. Residents enjoy access to the complex resort-style facilities including an indoor swimming pool, spa and gym as well as 24-hour concierge service.

Perfect for investors and first homebuyers alike, it is located within footsteps of St Leonards Station, shops and popular eateries, while boasting rapid access to Chatswood and the CBD.

Strata: \$1.121/quarter

Council: \$355/quarter

Water: \$160/quarter