

**407/3 Sylvan Avenue, Balgowlah, NSW 2093**

**Laing+Simmons**

**Sold Unit**

Sunday, 20 August 2023

407/3 Sylvan Avenue, Balgowlah, NSW 2093

**Bedrooms: 1**

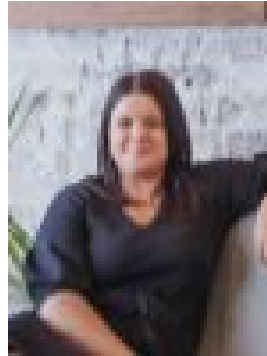
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Gamarra  
0299702400



Stephanie Baker  
0299702400

**\$970,000**

The " Stockland Village" is a unique residential creation where modern design meets classic appeal. Located in the very heart of Balgowlah & set amongst beautiful manicured gardens, the 'Stockland' apartments offer a haven of peace in an urban landscape. This 1 bedroom unit, located on the 4th floor, features spacious living flowing to balcony, ideal for seamless indoor outdoor entertaining all year round. A stylish gas kitchen with stone bench tops, dishwasher and glass splash backs. With a stunning North facing 25 metre pool in the complex, undercover security parking & lift access, the perfect apartment choice for contemporary easy care living. With specialty shops, Fitness First, restaurants, café's, express city transport & Hop, Skip & Jump bus to cosmopolitan Manly all within a leisurely stroll, this apartment offers an unparalleled lifestyle of freedom & convenience. Additional Features: + Open plan living dining, direct access to balcony + Gas cooking, stone bench top and dishwasher + Generous bedroom with mirrored built in robes + Chic shower only bathroom + Internal Laundry, air conditioning + Undercover car space & storage cage + Pet friendly complex Rental Estimate: \$650 - \$700 per week Strata Rates: \$1,258 pq approx. Water Rates: \$174 pq approx. Council Rates: \$404 pq approx. Laing+Simmons Narrabeen make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.