

**507/11 Magnolia Drive, Breakfast Point, NSW 2137**

**IVORY**  
ESTATE AGENTS

## **Apartment For Sale**

Tuesday, 30 April 2024

507/11 Magnolia Drive, Breakfast Point, NSW 2137

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



George Bechara  
0272278881

## Contact Agent

Uncover the pinnacle of contemporary living on level 5 within this superbly situated 1 bedroom plus study apartment embraced by the dynamic ambiance of Breakfast Point's thriving community. Set within an urban oasis celebrated for its abundant green spaces, recreational offerings, and leisurely pursuits, this home embodies a perfect fusion of serenity and accessibility.-North Facing Apartment-Wide balcony that overlooks the gardens and glimpses of the River-Bedroom with built-in robe-Separate study that could be used as a second/guest bedroom-Spacious bathroom with separate shower and bathtub-Modern kitchen includes quality s/steel Appliances-A/C, internal laundry and secure access.-Immaculately maintained security complex with lift & intercom-Security car space-Lift access to a security parking space with storage, walk to Cabarita ferry & Village Centre Shops-Access to the Plantations precinct pool and to the Exclusive Breakfast Point Country Club including gym, pools, spa sauna & tennis courts.Strata rate: \$ 1739.68 pq (approx.)Council rate: \$ 332 pq (approx.)Water rate: \$170 pq (approx.)Total Area: 102 sqmInternal: 86 sqm