

**55/60-66 Village Drive, Breakfast Point, NSW 2137**

**Horwood Nolan.**

**Apartment For Sale**

Saturday, 18 May 2024

55/60-66 Village Drive, Breakfast Point, NSW 2137

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 170 m2**

**Type: Apartment**



Ben Horwood  
0297436656

## **Auction Guide \$1,800,000**

Entry is on Juniper Drive Strata Levy: \$2,551p Internal + External: 137sqm Car/ Storage: 33sqm Total: 170sqm When it comes to apartment living the most valuable and seldom found qualities in any property are a feeling of open space, natural light and privacy this sun filled, top floor North facing apartment with vaulted cathedral ceilings possess all three of those qualities in blissful abundance! The showstopping feature is the soaring double height ceilings in the form of a turret with windows facing North, South, East and West providing enormous amounts of natural light throughout and creating that seldom found feeling of openness and space. The full length verandah faces North with a private and uninterrupted outlook over Breakfast Point with the Blue Mountains in the distant West to nice little water glimpses of the boats moored in the river. The main bedroom is simply enormous with enough room to build in additional storage and a home office or media nook and has a proper walk in robe leading to a large en-suite with shower and bath. Both bedrooms are located at the back of the apartment and have leafy views to the South over the Village Green, opening the windows in the rear bedrooms also creates the perfect cross breeze flowing all the way through the apartment. There is an additional study, storage or all purpose room also ideal for a home office or even a grandkids play room. With ducted and reverse cycle air conditioning, Side by side parking plus storage and presented in pristine order throughout, this is much better and far more bespoke than most other two bedroom apartments you will find in Breakfast Point. Situated in the highly sought after locale of the Village Green and earlier stages of Breakfast Point, this overly spacious apartment is within a very short level walk to all of Breakfast Points amenities including The Country Club, IGA, local shops, cafés, The Village Green, Cabarita Ferry wharf and The Palace Hotel in Mortlake for a quick meal and a drink with family and friends.