

**7/1310 Pacific Highway, Turrumurra, NSW 2074**



**Apartment For Sale**

Friday, 10 May 2024

7/1310 Pacific Highway, Turrumurra, NSW 2074

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 197 m2**

**Type: Apartment**



**Matt Bolin**

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## **Auction Saturday 1 June, 4pm - In rooms**

PLEASE FOLLOW THE SIGNS TO THE VISITOR CARPARK. This first floor apartment is outstanding, presenting more like a home with its substantial scale and unique flexible floorplan. Set well back from the road and one of only eight in the security block, it promises a wonderful life for the busy professional, downsizers or young families. Sweeping open plan living and dining rooms are immensely comfortable adjoining the versatile sunroom and study area. Nearby is a 2nd flexible space dressed with a bed or a superb private home office. Outdoor living is guaranteed with both a large front verandah and rear terrace with a stunning green outlook. A quality chef's kitchen, powder room and side by side double lock up garage offers immense appeal to savvy buyers in a prime walk to the bus, rail, village shops and quality schools setting.

**Accommodation Features:** \* Solid full brick and concrete build, well-presented interiors \* Sprawling open plan living and dining adjoins the sunroom \* Flexible study with storage cupboards, reverse cycle a/c \* Modern induction kitchen with dishwasher, verandah access \* Two large bedrooms with robes, additional guest bed/office \* Master retreat opens to the verandah, modern bathroom \* Powder room, storage cupboards, European style laundry \* Double glazed windows and doors make it completely quiet

**External Features:** \* Exceptional boutique 'Brampton Mews' \* Set well back from Pacific Highway, intercom access \* Large rear terrace with a lush treed outlook \* Expansive deep covered front verandah \* Easy internal building access to a double lock up garage with storage \* Lock up storage room \* Ample visitor parking spaces

**Location Benefits:** \* 180m to the 575 bus services to Macquarie and Hornsby \* 300m to Turramurra village shops and cafes \* 400m to Turramurra Station \* 1.2km to Northside Montessori School \* 1.6km to Bannockburn Oval \* 1.5km to Pymble Ladies College \* 1.6km to Pymble Public School \* Close to Abbotsleigh, Knox Grammar and Barker College \* Close to Our Lady of the Rosary Catholic Primary school

**Strata Levies:** \$2,063 per quarter  
**Council Rates:** \$387 per quarter  
**Sydney Water:** \$171 per quarter

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Contact 📞 Matt Bolin 0417 269 023

**Disclaimer:** All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.