

**1.7/26 Merton St, Sutherland, NSW 2232**

**Sold - \$1,080,000**

Apartment 3  2  2 



## Spring has Sprung !

This luxurious three-bedroom apartment situated within level stroll to town, exudes modernity and sophistication. Boasting a sleek design and expansive open plan layout, this property, merely 8 years old, showcases a sundrenched North aspect balcony in the award winning Rosa Balutta complex.

The gourmet kitchen is a culinary haven, equipped with gas cooktop, integrated dishwasher, and a spacious stone island bench top with ample storage.

Key highlights of this exceptional apartment include three generously proportioned bedrooms with ample storage, an open-plan living and dining area leading to a substantial north aspect balcony, and a modern kitchen with Miele appliances. The master bedroom features an elegant ensuite, while sparkling tiled bathrooms, two air conditioners, and an internal laundry add to the convenience and comfort of this residence.

Perfectly positioned for convenience, this apartment is a stone's throw away from all essential amenities & would suit many lifestyles.

Additional amenities include

- 2 secure parking, with extra storage

A mere 5-minute stroll leads you to IGA, Coles and a myriad of charming cafes, enhancing the appeal of this property even further.

With its sunny orientation, thoughtful features, plethora of sporting facilities within walking distance, Saturday Farmers Markets and restaurants, this apartment offers a lifestyle of comfort and convenience for access to Sydney CBD.

Strata - \$1194 per ¼

Water – \$172 per ¼

Council - \$367 per ¼

Built 2016

Total lots 49

### Open for Inspection

By Appointment.

### Property Features

- Elevator Access
- Award Winning Complex

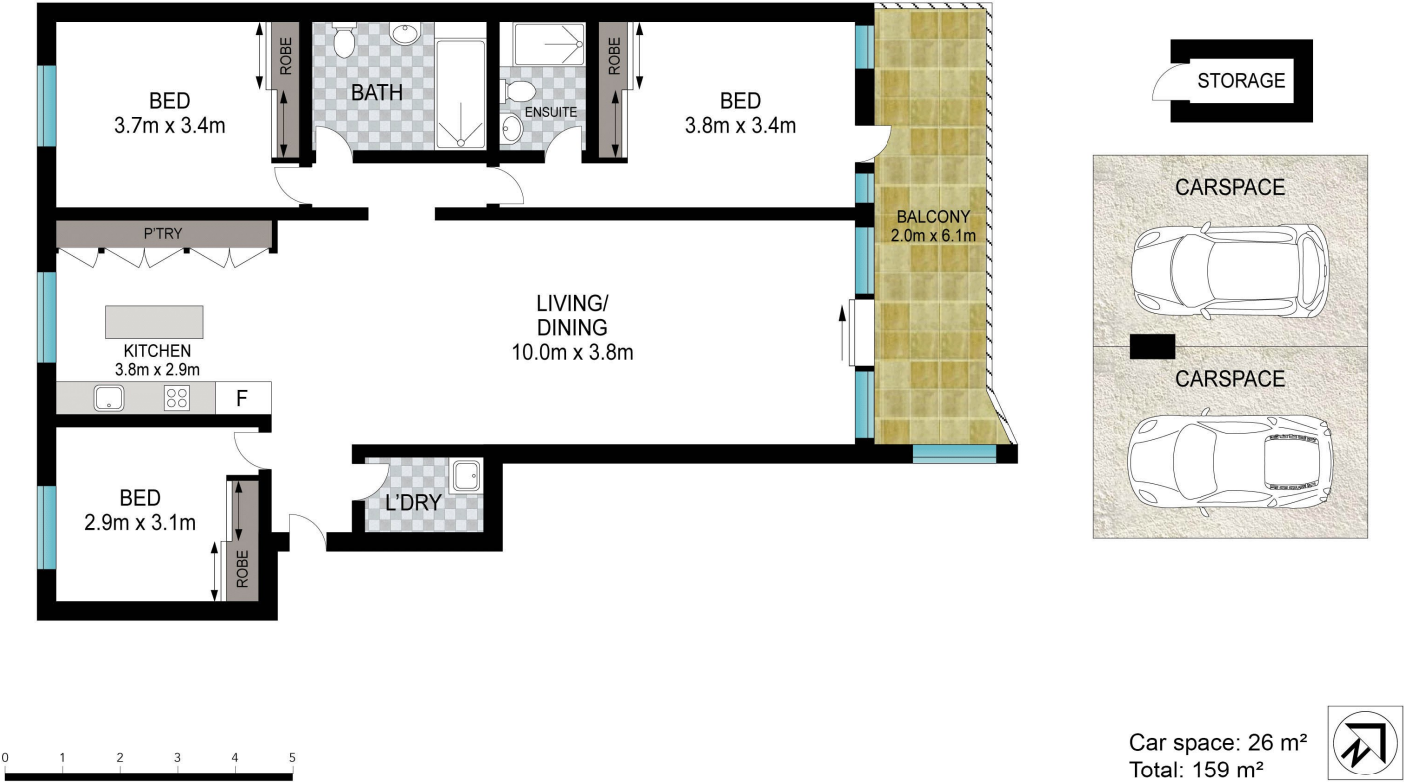
### Listed By

Sham Watkins

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Floorplan



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