




2/570 President Ave, Sutherland, NSW 2232

\$850,000 - \$920,000

Apartment 2  2  1 



## Villa Style Living

Situated in the iconic Sequoia Towers, this villa-style apartment offers a rare blend of space, privacy, and convenience.

Step out from both bedrooms and the living area onto a sun-drenched wraparound terrace - an exceptional feature that brings indoor-outdoor living to life.

With only two neighbours on the same level and lift access, privacy and security are assured.

Positioned directly across from local shops and daily conveniences, yet offering a peaceful, private retreat with a sunlit courtyard.

- Expansive open-plan layout capturing morning to midday sunlight
- Private, secure wraparound terrace courtyard
- Virtually freestanding with only one common wall
- Open-plan kitchen with natural gas cooktop & ducted exhaust
- Floor-to-ceiling glass allowing abundant natural light
- Modern tiled main bathroom with separate bath & shower
- Ensuite with natural window ventilation
- Built-in robes in both bedrooms
- Large lock-up garage in secure basement

Outgoings (approx.):

Water: \$200 p/q

Council: \$400 p/q

Strata: \$2,390 p/q

A unique opportunity to secure a spacious and sun-filled home in a highly sought-after location.

### Listed By

Sham Watkins

Mobile: 0409 286 652

### Open for Inspection

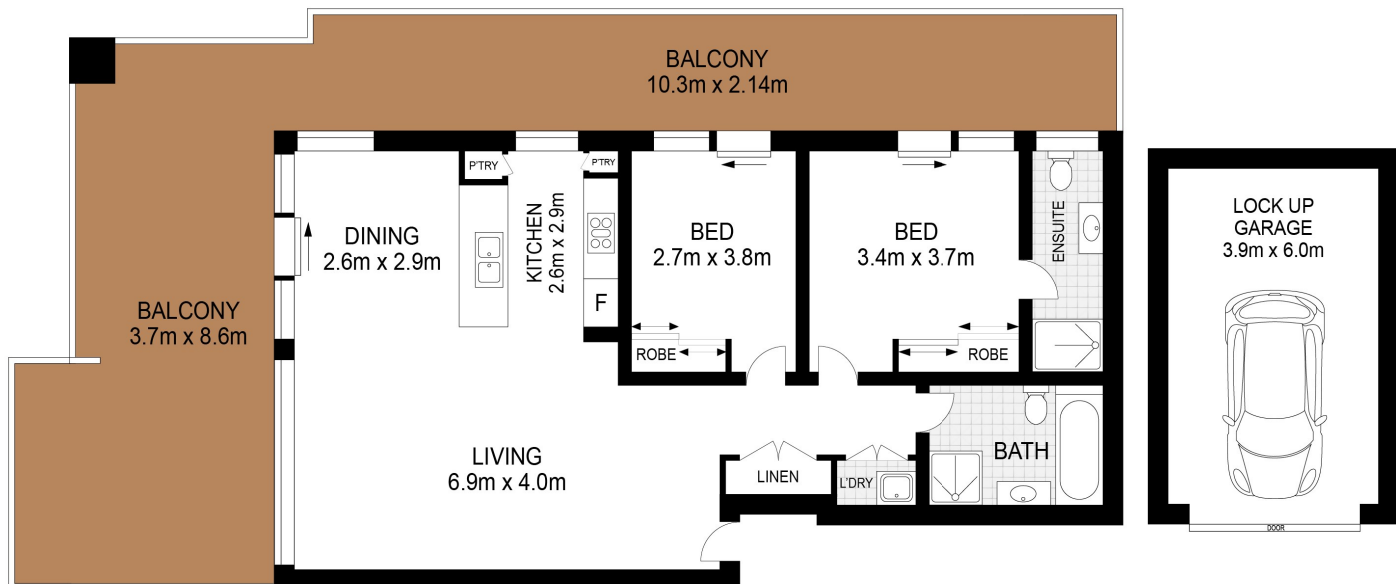
By Appointment.

### Property Features

- Convenient Location
- Elevator Access
- Villa Style Courtyard
- Ensuite



Floorplan



2/570 President Avenue, Sutherland

0 1 2 3 4 5 metres

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