

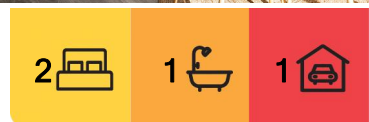


## Brookvale, 410B/23 Roger Street

Sleek As-New Apartment in Premium Top-Floor Location  
Offering Vibrant Lifestyle

This ultra-stylish apartment in the coveted 'Evolve' complex boasts premium finishes and an alfresco covered terrace offering indoor/outdoor flow and tranquil skyline views. Situated on the top floor with convenient lift access, it promises a fabulous lifestyle or lucrative investment opportunity in a highly sought-after central location. Step outside to find yourself amidst trendy cafés and restaurants, with Westfield Warringah Mall and B-line city buses just a stroll away. Plus, the proximity to various beaches ensures endless leisure options within a 3km radius

- Premium top-floor location with convenient lift access
- Sunny North-Westerly aspect illuminates interiors
- Contemporary open plan kitchen is perfect for entertaining and features Caesar Stone Island with ample storage, gas cooktop and dishwasher
- Light-filled living and dining area flow seamlessly out to over-sized entertaining terrace



**For Sale**  
\$875,000

**View**  
[ljhooker.com.au/BASF6Z](http://ljhooker.com.au/BASF6Z)

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and across to the views elevating the feeling of space

- Over-sized entering balcony doubles as second living and dining space
- Generous master bedroom opens directly onto terrace and features full length robes
- Modern bathroom, internal laundry, high ceilings, ducted air conditioning
- Secure car space, lock-up storage cage plus visitor parking
- 106sqm on title including parking and storage
- 3km radius to various beaches; Manly Beach, Freshwater Beach, Curl Curl, North Curl Curl, Dee-Why Beach and Manly Dam

## More About this Property

Property ID	BASF6Z
Property Type	Apartment
Land Area	106 m <sup>2</sup>
Including	Air Conditioning Intercom Built-in-Robes Car Parking - Basement Disabled Access Heating Lift Installed

### Dennis Kennelly 0477 977 971

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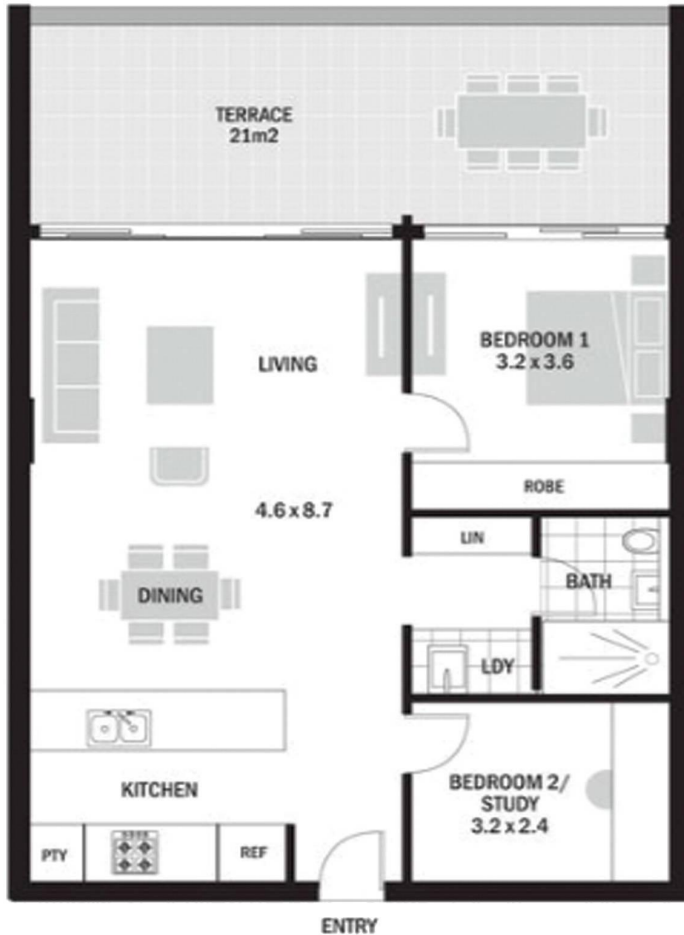
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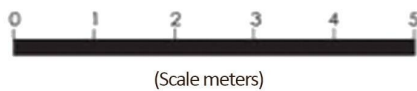


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Apartment Floor Plan



Basement Plan

Total Area On Title 106 sqm  
(including parking + storage)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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