

## Burwood, 509/15-19 Clarence Street

Modern Sophistication Meets Smart Living in the Heart of Burwood

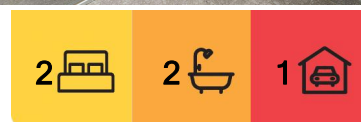
Brought to you by ATLAS and thoughtfully crafted by award-winning architects KANNFINCH, IQ Burwood sets a new benchmark for contemporary urban living, combining style, innovation, and unbeatable convenience.

Enjoy a lifestyle enhanced by cutting-edge smart home features, control your lighting with voice commands and regulate climate settings on the go through your smartphone. Every detail has been considered for comfort and ease.

This beautifully appointed apartment showcases two generously sized bedrooms with built-in robes (master with ensuite), complemented by two sleek bathrooms. The designer kitchen is equipped with stone benchtops and premium SMEG appliances, while the open-plan living and dining area extends onto a spacious balcony capturing expansive district views.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
For Sale

**View**  
Sat 7th Jun @ 12:00PM - 12:30PM

**Contact**  
**Rong You**  
0424 433 888  
rong@ljhburwood.com.au

**LJ Hooker Burwood**  
**(02) 9745 3999**

Additional highlights include ducted air conditioning, an internal laundry, secure basement parking, and a private storage cage. Residents also enjoy access to a well-equipped communal gym within the building.

Perfectly located just steps from Burwood's vibrant shopping precinct, renowned eateries, and excellent public transport, this is a residence that offers both connectivity and comfort in equal measure.

Strata levies: \$1,300 per quarter approx.

Council rates: \$533 per quarter approx.

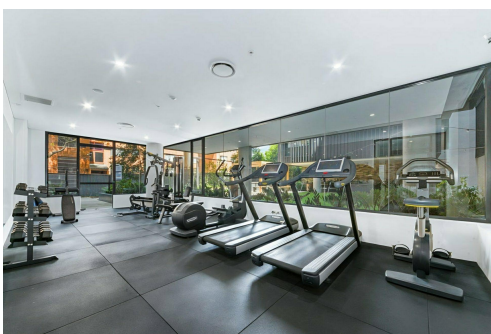
Water rates: \$180 per quarter approx.

## More About this Property

Property ID	11N9F8R
Property Type	Unit
Land Area	105 m2

**Rong You 0424 433 888**  
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