



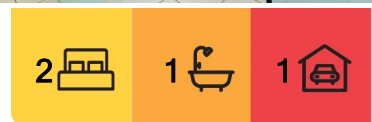
Nightcliff, 2/16 Grevillea Circuit

Leafy Ground Floor Bliss

Delightful ground floor apartment neatly presented in the ever-desirable suburb of Nightcliff. Set in a beachside neighbourhood where the bike and walking paths wind around the foreshore to the Jetty and beyond, this home is more than a roof over your head, it's a lifestyle choice.

Inviting and easy to maintain, the living space features a painted exposed brick wall with light tiled flooring and sliding door access to the lush courtyard. A functional U shaped kitchen provides a great use of space with wrap around counters, offering plenty of room to prepare meals and extra storage with overhead cupboards plus the convenience of a servery window.

Both of the bedrooms are bright and spacious and offer ample storage with a built in robe and both are air-conditioned to help beat the build up heat. A functional design in the bathroom incorporates the laundry facilities to maximise space and efficiency. An open



For Sale
\$330,000

View
ljhooker.com.au/5CRNF2X

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shower and neat vanity tucked between the washing machine and a nib wall plus the toilet are all well placed and supremely functional.

Features include:

- * Great sized living room overlooking the leafy courtyard
- * Two generous size bedrooms with built in robes
- * Well-appointed U shape kitchen with ample storage
- * Two bedrooms, both with built-in robes and air conditioning
- * Tiled main bathroom and laundry combo
- * Large private courtyard with lush established gardens

The complex offers a large swimming pool under a shade sail to keep the water pleasant all year round. Paved surrounds offer a place to entertain or sit poolside with friends and the cool water is just perfect for these hotter months. A handy storage shed is also tucked away at the rear of the complex.

Superb as a first home or ideal as an investment, this two bedroom apartment has so much to offer in a wonderful location with local schools and shops all within walking distance.

Body corporate management: Whittles
Body corporate levies: \$1,400 p/q approx.
Council rates: \$1,750 per annum approx.
Property built: 1970 approx.
Area under Title: 160m2

More About this Property

Property ID	5CRNF2X
Property Type	Apartment
Land Area	160 m2

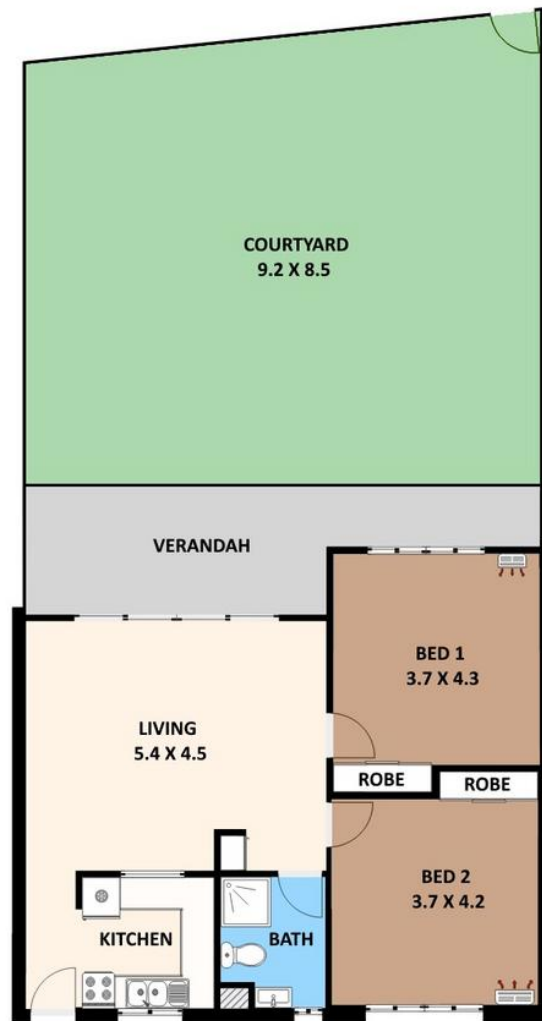
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