



Light, Bright & Modern Brand New Apartment



120/2-4 Howard Street, Warners Bay

\$415,000 to \$445,000

Situated on the first floor of the popular Shearwater Complex is this stunning one bedroom apartment. Positioned for easy access to the popular schools, shopping and cafes of Warners Bay and its famed Esplanade and lakeside cycleways.

Step inside to be welcomed by a generous open plan living and dining area which incorporates a modern kitchen with stone benchtops, stainless steel appliances and an abundance of bench and cupboard space. This apartment also offers a euro laundry, spacious balcony, storage cage and a single car space.

- Potential rent circa \$420p/w
- Secure your dream home
- No stamp duty payable under \$800,000
- \$10,000 first homeowner grant under \$600,000
- Low maintenance living
- Split system air conditioning

Property ID: 1P2868

Property Type: Apartment

Open Parking: 1

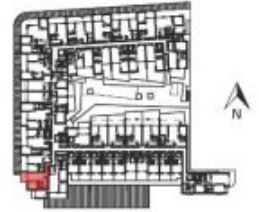
Patrick Collins

0455 302 062

patrick@rhnewcastle.com

- Lounge, dining and kitchen flow together for comfort and ease of living
- Generous sized balcony
- Direct lift access to a private car park with storage cage
- Conveniently located

LOCATION MAP: FIRST FLOOR



Scale 1:100 A4

DISCLAIMER: This plan is a guide only and does not constitute an offer or contract. Please note that changes may be made during the development and construction. All dimensions and specifications are subject to change without notice in accordance with the terms of the contract. All professional fees are for services only and do not include the cost of construction and are not guaranteed for stability, which is subject to any approvals or restrictions.

APARTMENT: 120
TYPE: 1 Bedroom

TOTAL: 61 m²
INTERNAL: 52 m²
BALCONY: 9 m²

Shearwater
Warners Bay