



morton.

WENTWORTH POINT 4 Baywater Drive

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This as new apartment overlooks the landscaped internal courtyard with excellent natural light and balcony access to bedroom and living room. Fresh and appealing, modern contemporary finishes, split system air conditioning, excellent storage within the apartment, lift access to secure basement car space, excellent location within The Waterfront estate, rent return and depreciation allowances for the investor, currently tenanted.

Residents at The Waterfront have the opportunity to become a member of the Pulse Club giving you access to the local gym, in-door lap pool, outdoor Oasis pool, steam room and two tennis courts. All apartments at the Waterfront are Foxtel-ready and Homelinx-enabled for all internet and telecommunication services.

Water rates: \$171 per quarter
Council rates: \$233 per quarter
Strata levies: \$790 per quarter (approximately)

View

As advertised or by appointment

Agent

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UNIT 215

1 BEDROOM

INTERNAL AREA	: 56 sqm
TERRACE AREA	: 11 sqm
TOTAL AREA	: 67 sqm

ENTRY	01
LIVING	02
DINING	03
KITCHEN	04
BEDROOM	05
WARDROBE	06
BATHROOM	07
LAUNDRY	08
STORE	09
BALCONY/COURTYARD	10

Disclaimer: The particular let out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek independent advice. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to the property. * External areas may be larger for courtyard apartments. Refer to the detailed site schedule.

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