



# morton.

North Sydney 304/1A Eden Street

 2  2  1

Set in a superb peaceful location convenient to both local/CBD transport and a cosmopolitan lifestyle where you are moments walk away from cafes, restaurants and only a short drive to the CBD.

- Sizeable balcony, overlooking tree-lined district
- East facing position, natural light throughout
- Spacious open plan living, with timber floors
- Gourmet kitchen, Smeg appliances
- Master bedroom, walk-in robe and ensuite
- Air conditioning in living and bedroom
- Under cover parking space and storage cage
- Secure building, intercom and lift access

### View

As advertised or by appointment

### Agent

**Sarah Fowell**

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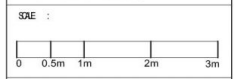
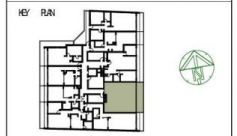
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**APARTMENT 3D**

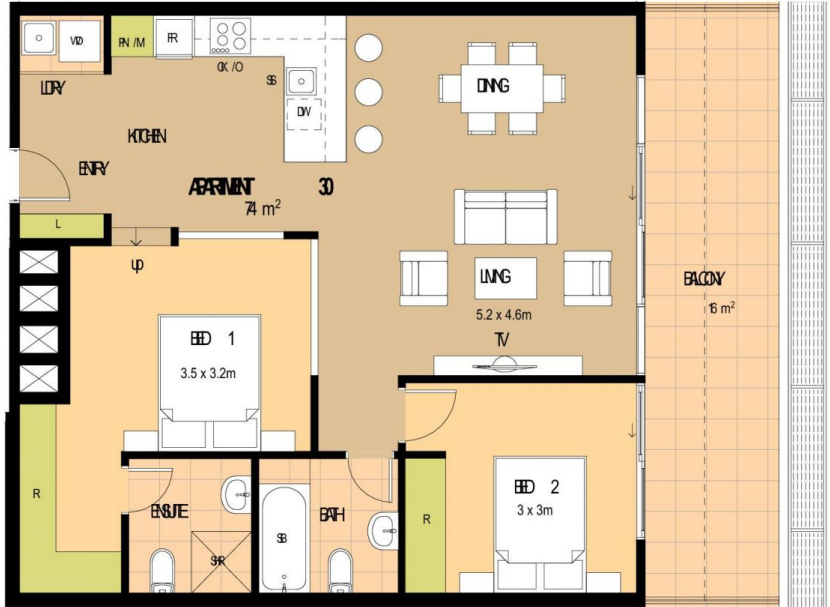
SFRA	UNT	3D
USE		2 BEDROOM
AREAS		2 BEDROOMS
FRONT		1 OR PARK
INTERNAL		7 m <sup>2</sup>
BUILDING		8 m <sup>2</sup>
SPACE		1 m <sup>2</sup>
FRONT		6 m <sup>2</sup>
TOTAL AREA		17 m <sup>2</sup>

- KEY :
- L - LAMB
  - LDY - LAUNDRY
  - VD - WARDEN /DRER
  - SR - SINK WITH SHOWER CURT
  - SR - SHOWER
  - C - CUPBOARD
  - R - REFR
  - RR - REFR
  - SS - SINKLESS
  - DW - DISHWASHER
  - OK / IO - OVEN / WARMER
  - PA / M - PANTRY / MICROWAVE
  - LS - LAMPS

- COLOR KEY
- GREEN - GREEN
  - TRAFERIE SIDE - TRAFERIE SIDE
  - SELECTED SPOTED QUM FLOOR - SELECTED SPOTED QUM FLOOR
  - SCORE - SCORE



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**TOTAL AREA 90 m<sup>2</sup>**