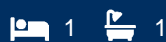




**morton.**

**St Leonards** 703/15 Marshall Avenue



Perfectly located on a quiet tree-lined street, this north facing near new apartment in Embassy II features a most generous layout with huge entertainers balcony bathed in all-day sun.

- Spacious open plan living with floor to ceiling north and east facing windows
- Sleek designer kitchen with built-in appliances, gas cooking and abundant storage
- Generously combined living and dining space flows onto huge 12sqm entertainers terrace
- Beautiful bathroom with frame-less glass shower and smart storage
- Bedroom features built-in wardrobe and balcony access
- Internal laundry with dryer
- Ducted air-conditioning, flyscreens, audio-visual intercom and security building
- Separate external storage cage
- Communal BBQ and garden entertaining

**View**

As advertised or by appointment

**Agent**

**Sarah Fowell**

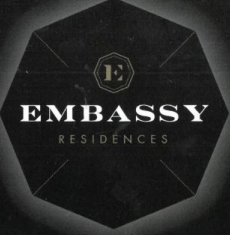
📞 0437 492 129

✉️ sarah@morton.com.au

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Disclaimer: Please note that the layout plan was produced prior to construction. The information is believed to be correct but is not guaranteed. Changes may be made during construction and dimensions, areas, fittings, finishes and specification are subject to change without notice in accordance with the provisions of the contract for sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to their contract for sale for the list of inclusions. The position of the furniture and furnishings should not be taken to be indicative of final positions of power points, tv connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including the layout and balconies and the like are indicative only. Bulkheads for services are not depicted. The layout plan is of an unspecified scale.



**EMBASSY**  
RESIDENCES


APARTMENT

**703**

1 BEDROOM

INTERNAL	5.5 m <sup>2</sup>
EXTERNAL	1.2 m <sup>2</sup>
<b>TOTAL</b>	<b>6.7 m<sup>2</sup></b>

MARSHALL LANE



MARSHALL AVENUE

LEVEL 7

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**1800 775 911**

