



# morton.

**St Leonards** 307/34 Oxley Street

2 2 1

Located in the sought after 'Precision' building this modern north facing, split level apartment offers an exceptional blend of comfortable and convenient living. Featuring a spacious and bright combined living / dining area that flows onto a generous balcony this exceptionally well appointed apartment is sure to suit the professional couple or small family.

- Modern gas kitchen with stainless steel appliances and CaesarStone benches
- Air conditioning and electronic louvres for light and temperature control in living area and master bedroom
- Master bedroom with beautiful linen and block out curtains, huge built-in wardrobe, and ensuite with large shower recess
- Generous second bedroom with built-in wardrobes
- Main bathroom with shower over bath, ideal for families
- Internal discrete laundry with dryer, abundant storage throughout
- Stunning floorboards throughout
- Balcony with bi folding doors and gas hob for BBQ
- Recently renovated common rooftop BBQ area with

## View

As advertised or by appointment

## Agent

**Joseph Youll**

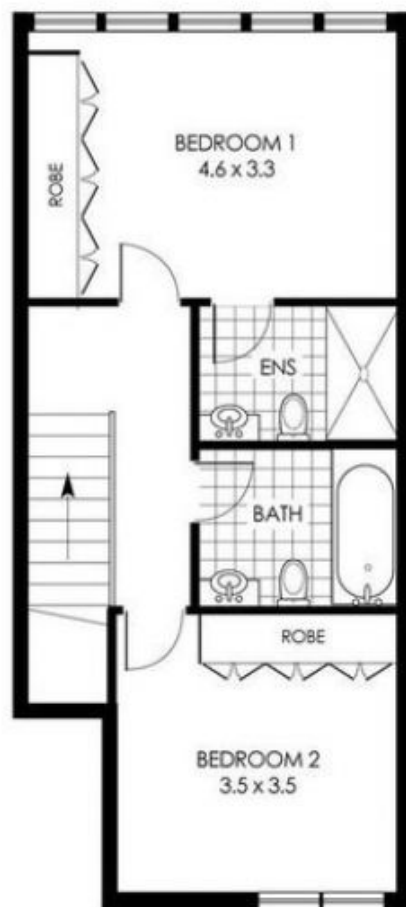
0410 593 248

joseph.youll@morton.com.au

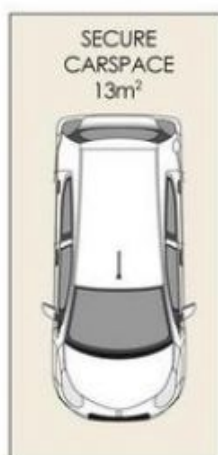
**morton.com.au**



**ENTRY LEVEL FLOOR PLAN**



**UPPER LEVEL FLOOR PLAN**



**PARKING PLAN**

## **APARTMENT 307 34 OXLEY STREET, ST. LEONARDS**



ENTRY LEVEL FLOOR AREA = 44m<sup>2</sup> approx.  
(INCLUDING BALCONY)

UPPER LEVEL FLOOR AREA = 44m<sup>2</sup> approx.

CARSPACE AREA = 13m<sup>2</sup> approx.

**TOTAL AREA ON TITLE = 101m<sup>2</sup> approx.**