



# morton.

**Mosman** 1.04/116 Belmont Road

1 1 1

Monarch development is literally steps from an endless choice of the lower north shore's finest cafes, restaurants, boutique shops, major retail brands, schools, pharmacies and medical services. Its unbeatable-lifestyle location is only moments away from public transport making this property an ideal for people to enjoy convenience and affordable luxury living .

- Well-proportioned light-filled living area
- Elegant kitchen with premium Miele appliances and gas cooking
- Calcutta marble counter tops and splash back
- Wide oak timber floors in living area
- Split system air-conditioning
- Good size balcony with glass aluminium louvres
- Leafy outlook and acoustic windows
- Secure car space and separate storage

### View

As advertised or by appointment

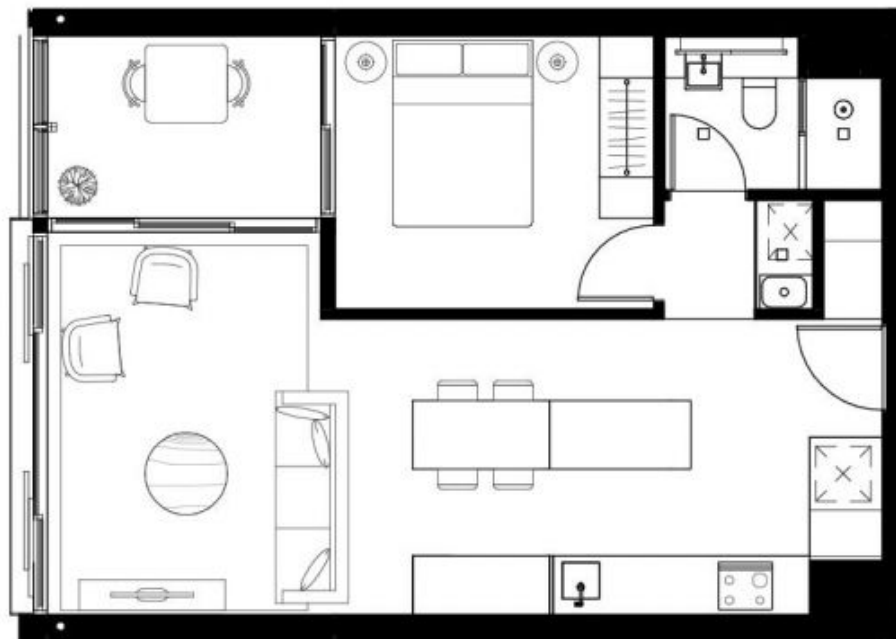
### Agent

**Reza Nabavi**

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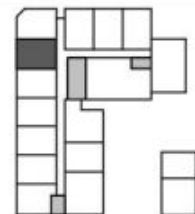
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**APARTMENT** 1.06  
**LEVEL** Level 01  
**TYPE** 1BT02  
**UNIT AREA (sqm)**  
 Internal 50 m<sup>2</sup>  
 Balcony 6 m<sup>2</sup>  
 Total 56 m<sup>2</sup>  
**Sheet Number** A50.106 **Revision [R]**

**Legend:**  
 S- Storage



**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 tile layout and balustrades and the like are indicative only. Bulkheads for services are not depicted.