



18/31 Wharf Road Gladesville, NSW



**Smart Buy ? Location, Size & Lifestyle only 15 minutes' drive from the City!**

This top floor unit is set in the back of the security block & boasts lovely district views from the living area & attached balcony, as well as the main bedroom. At a comfortable 77sqm internally which includes the balcony, there is room to move about! Both bedrooms are a good size, with a built-in wardrobe in the main bedroom. The kitchen has room for cooking, eating & dining, with an internal laundry off it for some extra storage space. The bathroom is full size with separate bath & shower.

Council Rates: \$305.79 per quarter  
 Water Rates: \$172.04 per quarter  
 Strata Rates: \$650 per quarter

**Krystal Marshall**



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This floor plan is a visual representation of the proposed development and is not a contract. All building conditions for the project are subject to the relevant planning and building approvals. The site and all details of the project are the property of the developer. These plans are not to be used for any other purpose without the written consent of the developer.

Produced by **DIAKRIT**