



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 controls. The cost of the project is the subject of a separate contract. These plans are not to be used for construction or other purposes without the consent of the relevant authorities.

Produced by **DIAKRIT**