



## River Views, 5.5m Ceilings, Healthy Body Corp!

Inspired by San Francisco's renowned loft living, this beautiful three bedroom, two bathroom and one car park apartment on the top floor of The Cannery is a dream property. Opening up to reveal ample natural light courtesy of the 5.5 metre high ceilings, this double storey home features several incredible amenities. These include air-conditioning, rare spotted gum hardwood timber floors, stainless steel appliances, electric cook tops, designer lighting, exposed timber beams and dual balconies with scintillating river, city and complex views. Furthermore, boasting cross ventilation which captures the cool river breezes, this apartment exemplifies the pinnacle of a design concept based around a refurbished heritage building.

### Property Features:

- Low body corporate fees \$3628 pyr approx.
- Healthy sinking fund sitting over \$980,000 approx.
- Rates of \$1496 pyr approx.
- Utilities \$1048 pyr approx
- Rent \$560pw.
- Unit size of 111sqm excluding car park.
- Secure basement car park with stair access.

**Price:** \$535,000



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Floor plan measurements are approximate and for illustrative purposes only. Scale in metres.  
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INTERNAL: 101m<sup>2</sup>  
 EXTERNAL: 10m<sup>2</sup>  
 CAR SPACE: 16m<sup>2</sup>  
**TOTAL AREA: 127M<sup>2</sup>**



68/139 Commercial Road, Teneriffe

