



## 22sqm Balcony! Location! Only 28 In The Block! The owner said, " Sell IT"!

**Price:** \$505,000

Step inside this marvellous inner-city property proudly listed for sale by Newstead Realty. Located at Milton's boutique Messina Apartments and boasting two bedrooms, two bathrooms and one secure underground car park, this spacious apartment features amenities conducive to the highest standard of contemporary living. Offering an expansive floor plan, upon entry to the unit you'll be greeted by tiled flooring in the kitchen alongside stone benchtops, electric cooktops, stainless steel appliances, ample pantry space and black tapware. Migrating past the carpeted lounge and dining area fitted with split-system air-conditioning, immerse yourself in a functional outdoor balcony area perfect for entertaining guests. Back inside, both bedrooms are generously sized with the master including an ensuite, walk-in wardrobe and balcony access. Elsewhere within the complex for your entertainment, there's a magnificent communal barbeque area that expertly captures the vibe of your favourite holiday resort.

### Property Features:

- \* Body Corporate: \$1015 per quarter (approximately)
- \* Rates: \$407 per quarter (approximately)
- \* Utilities: \$341 per quarter (approximately)



**Robert Lamprecht**

0419 999 989



**UNIT TYPE D  
FLOOR PLAN - 2 BEDROOM**

INTERNAL	80 sqm
EXTERNAL	22 sqm
<b>TOTAL</b>	<b>102 sqm</b>



\* FLOOR PLANS ARE INDICATIVE ONLY & SUBJECT TO FURTHER CHANGE. AREAS & ROOM SIZES CORRECT AT TIME OF FLOOR PLAN CREATION & SUBJECT TO FINAL SURVEY.  
FURNITURE & FIXTURES ARE NOT INCLUDED.