



205/5 Sylvan Avenue Balgowlah, NSW



## Resort-Style Living in a Convenient Location

Presenting this exceptional 1-bedroom apartment situated on the 2nd floor of "Cove," an integral part of the esteemed Stockland Village development nestled in the heart of Balgowlah. Enjoy the seamless accessibility to essential amenities such as shops, Fitness First, cafes, restaurants, and city transportation, all conveniently located at your doorstep.

This luminous and inviting residence, boasting a coveted Easterly aspect, showcases a range of sophisticated features, including:

- A secure building with lift access
- A contemporary gas kitchen equipped with a Miele dishwasher
- Expansive living and dining areas that seamlessly transition to a spacious entertainer's balcony
- A generously sized bedroom with built-in wardrobes and forecourt views
- A chic shower-only bathroom complete with a European laundry, including a dryer and storage

If you prioritise convenience and style in your search for the perfect residence, your que

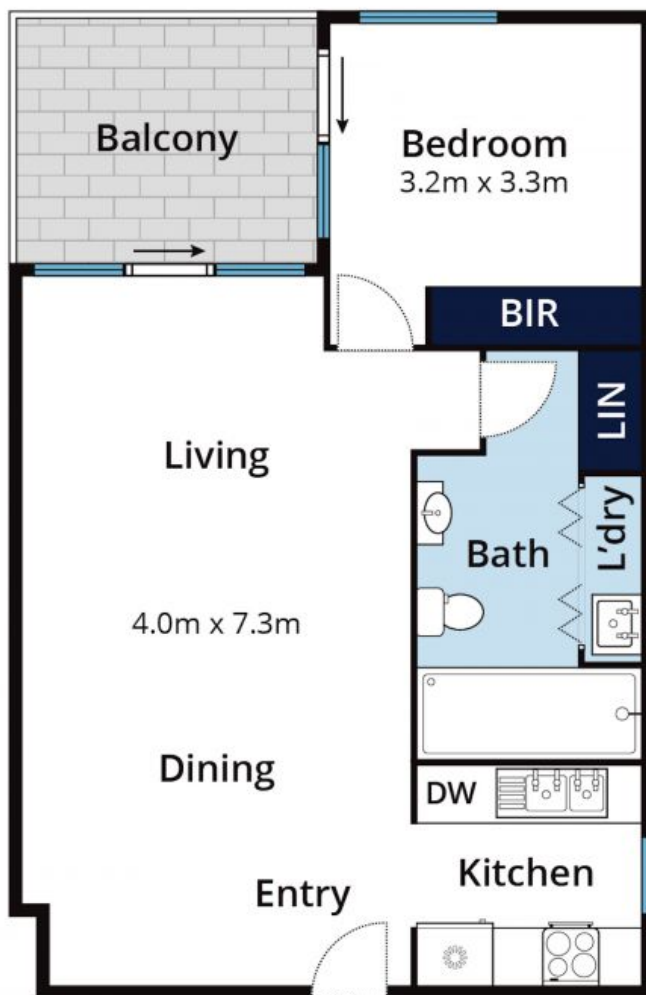
**Council Rates:** \$404.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$1,205.00 p/q

**Angus White**

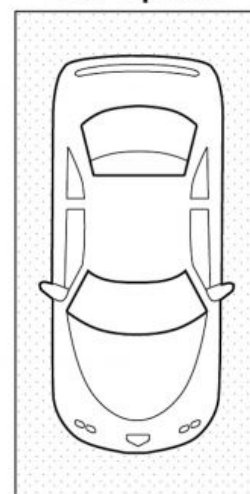
0425 277 221

**Michelle Leyshon**

0436 473 640



**Secure  
Car Space**



**(Not In Position)**



**(Not In Position)**

Whilst [burm.com.au](http://www.burm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**205/5 Sylvan Avenue, Balgowlah**