



9/11-13 Bernie Avenue Forestville, NSW

3 bed | 2 bath | 2 car

## Spacious over 55's courtyard apartment

Contemporary easy care sanctuary, brilliant lifestyle setting

Style, space and easy care attributes are all high priorities in this superb ground floor residence that sits as one of just eleven in the over 55's complex. Wrapping around the north-east corner and soaked in natural light, it has a real alfresco edge with its large walled courtyard and side terrace. Wonderfully private, every room is substantial and finished with fresh contemporary style. This is the perfect downsizer in a quiet cul-de-sac street, steps to the bus, 500m to the village hub and 650m to the RSL.

- Wonderfully quiet and peaceful cul-de-sac, N/E aspect
- Level access from the street, high ceilings, ducted a/c
- Generous living and dining rooms open to the courtyard
- Substantial partially covered walled courtyard, garden
- Gourmet stone topped island kitchen, Smeg appliances
- Gas cooktop, built-in TV cabinetry, under stair storage
- Ground floor master with terrace, robes & large ensuite
- Two upper level bright bedrooms, robes, stylish baths
- Underfloor heating in the ensuite, skylights, full laundry
- Level lift access large tandem 2 car lock up garage/storage
- Total lot area 238sqm

Location Benefits

### Ian Clarke

m: 0419 636 289

t: 02 9061 3199

e:

[ianc@themarshallgroup.com.au](mailto:ianc@themarshallgroup.com.au)