



7/19-23 Herbert Street St Leonards, NSW

2 bed | 2 bath | 1 car

## SOLD PRIOR TO AUCTION Spacious Ground Floor Apartment, Oversized Courtyard

Located in the esteemed Tower A of "Herbert Towers" development. Offering a seamless blend of modern luxury and city convenience, residents can indulge in the resort-style amenities including a heated indoor pool, gym, spa, and sauna. Conveniently positioned within a short walk to St Leonards Station, Forum Plaza, Royal North Shore Hospital, buses, Coles & local shops. Plus the ever vibrant lifestyle of Crows Nest.

- Freshly painted throughout and new carpets
- Approx.. 190 sqm on title (175 sqm living area + courtyard + 15 sqm parking)
- Featuring 2 bedrooms, 2 bathrooms, a flexible study/sunlit room
- Expansive open plan living and dining space
- Large kitchen equipped with dishwasher, oven, gas cooktop
- 2 generously sized bedrooms, both built-in robes, master ensuite
- Spacious courtyard perfect for outdoor entertaining
- Internal laundry, video intercom, and secure building with onsite manager
- Ideally situated just a short walk from St Leonards Station, Forum Plaza, Royal North Shore Hospital, buses, Coles, and local shops
- Zoned for Artarmon Public School and Chatswood High School

Strata Levy: \$2084.08 pq approx.

Water Bill \$171.41 pq approx.

Council Rate \$377.00 pq approx.

\*\*\* Disclaimer: The information presented has been gathered from sources we deem to be rel

### **Dominic Smith**

m: 0411 751 133

t: 02 8668 2828

e: [doms@themarshallgroup.com.au](mailto:doms@themarshallgroup.com.au)

### **Lan Zhang**

m: 0479 027 768

t: 02 8668 2828

e: [lanz@themarshallgroup.com.au](mailto:lanz@themarshallgroup.com.au)