



104/9 Birdwood Avenue Lane Cove, NSW

2 bed | 2 bath | 1 car

### Courtyard apartment in lifestyle location

This light and airy contemporary apartment is conveniently located just steps to "The Canopy" offering an extensive selection of shops, restaurants and cafes. Featuring a generous living area that opens to a north facing patio and courtyard with easy care gardens, this apartment is perfect for those looking for a lifestyle location with expansive entertaining.

- Secure complex with intercom entry
- Generous open plan living and dining opens to courtyard
- Modern gas kitchen with European appliances
- Internal laundry, ducted reverse cycle air conditioning
- Both bedrooms with built in robes, master bedroom with ensuite
- Secure single parking space with lift access to apartment
- 25m to shops, 230m to bus, 190m to Lane Cove Aquatic
- Local Playground - Cox's Lane Playground 270m
- Lane Cove Public School (C) 400m
- Currently tenanted until February 2025

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