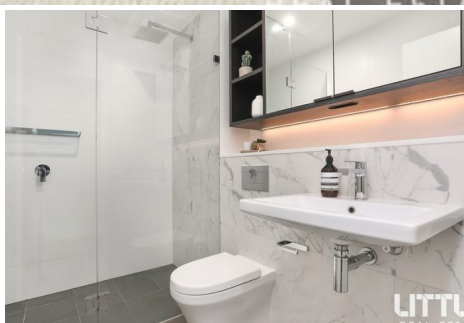


**\$700,000 - \$730,000** |  S  1

 1508/1 Marshall Avenue ST LEONARDS NSW



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## Superior Designer Apartment In Embassy Tower

Little Real Estate is taking guidance from the Australian Government and will continue to put in place the necessary measures to protect the community during all upcoming OFIs.

Premium design and craftsmanship are instilled in every aspect of this outstanding studio apartment, set for an elevated view over the vibrant precinct below.

Its north-facing orientation invites natural light to pour inside, with floor-to-ceiling commercial glass framing a cosmopolitan view that perfectly matches this sophisticated home. The streamlined design is generously spaced, showcasing a stylish open living area with a beautiful stone and mirror kitchen.

Privately set away from the entertaining area, the open bedroom includes stylish built-in wardrobes, while the bathroom exudes contemporary elegance with quality fixtures.

Complete with reverse cycle ducted air and video intercom, this apartment assures carefree comfort that is privileged with the outstanding lifestyle convenience of this central location.

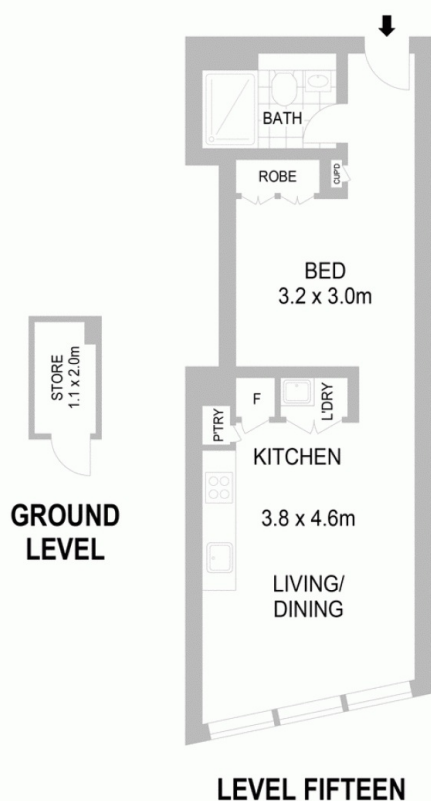
North-facing to draw in abundant natural light  
Streamlined kitchen features soft-close cabinetry  
Porcelain tiled floors throughout for easycare living  
Sleek bathroom, premium fixtures and rainshower  
Developer Loftex renowned for quality buildings

Set within a leafy dress circle location, Embassy Tower is just a few minutes' walk from the station and surrounding café, dining and shopping options, with trains and buses connecting you to the city, Chatswood or Macquarie Park within minutes.

For more information, please contact Paul Valente on 0478 712 085

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This floorplan is intended as a guide only. Layout dimensions are approximate only.  
No representations of warranties of any nature whatsoever are given or intended. Anyone using this information should rely on their own enquiries.