



44/10 Drovers Way Lindfield, NSW

2 bed | 2 bath | 1 car

## PRIVATE SECURE GROUND FLOOR UNIT WITH LARGE COURTYARD

Very quiet location, yet centrally located in the heart of Lindfield, this highly sought after complex offers absolute convenience, only a few minutes' walk to Lindfield train station, Lindfield village shopping with eateries, Village Green, Harris Farm, supermarkets and boutique shops.

### Features Include:

- Double brick construction, light and bright through out
- Spacious ground floor apartment with oversized courtyard perfect for outdoor entertaining
- Open plan living with large dining area
- Modern eat-in kitchen, gas cooking, stainless appliances, stone bench tops
- Two expansive bedrooms, with built in robes, main with ensuite
- Large main bathroom, floor to ceiling tiles, shower, separate bathtub
- Ducted reverse cycle air-conditioning, internal laundry with dryer
- Full security complex, with video intercom system
- Secure parking for one car with lift access, plus storage cage
- Only 500m to Lindfield Public School and within the very popular Killara High School Catchment, easy rail access to private schools.
- Total size on title 225sqm.

\* Strata Levies - \$1,687.50 pq

\* Water Rates

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