



**304/3 Herbert Street, St Leonards**

## EXECUTIVE ONE-BEDROOM IN RESORT STYLE COMPLEX



**FOR SALE**

Stylish and well-appointed throughout, this one-bedroom executive apartment situated in the well regarded "Forum West" tower is in the heart of St Leonards. Live the ultra-convenient lifestyle with exceptional resort style facilities such as a heated swimming pool, spa, gymnasium and concierge. This apartment is perfectly positioned above the station and it is literally steps to trains, buses, shops and cafes. In the heart of the vibrant dining/transport hub of St Leonards, the apartment ensures rapid access to the CBD. It is perfectly positioned right at the station and surrounded with a range of conveniences - shops, restaurants and the Royal North Shore hospital. Presenting an exceptional investment opportunity or to live in as is.

- Bright spacious open layout with combined living and dining areas
- Well-appointed gas kitchen, stainless steel appliances and granite tops
- Double bedroom fitted with floor to ceiling mirrored built-in wardrobes
- Resort facilities include indoor swimming pool and gym



**Michael Kurosawa**  
0411 641 662

[mk@infinityproperty.com.au](mailto:mk@infinityproperty.com.au)

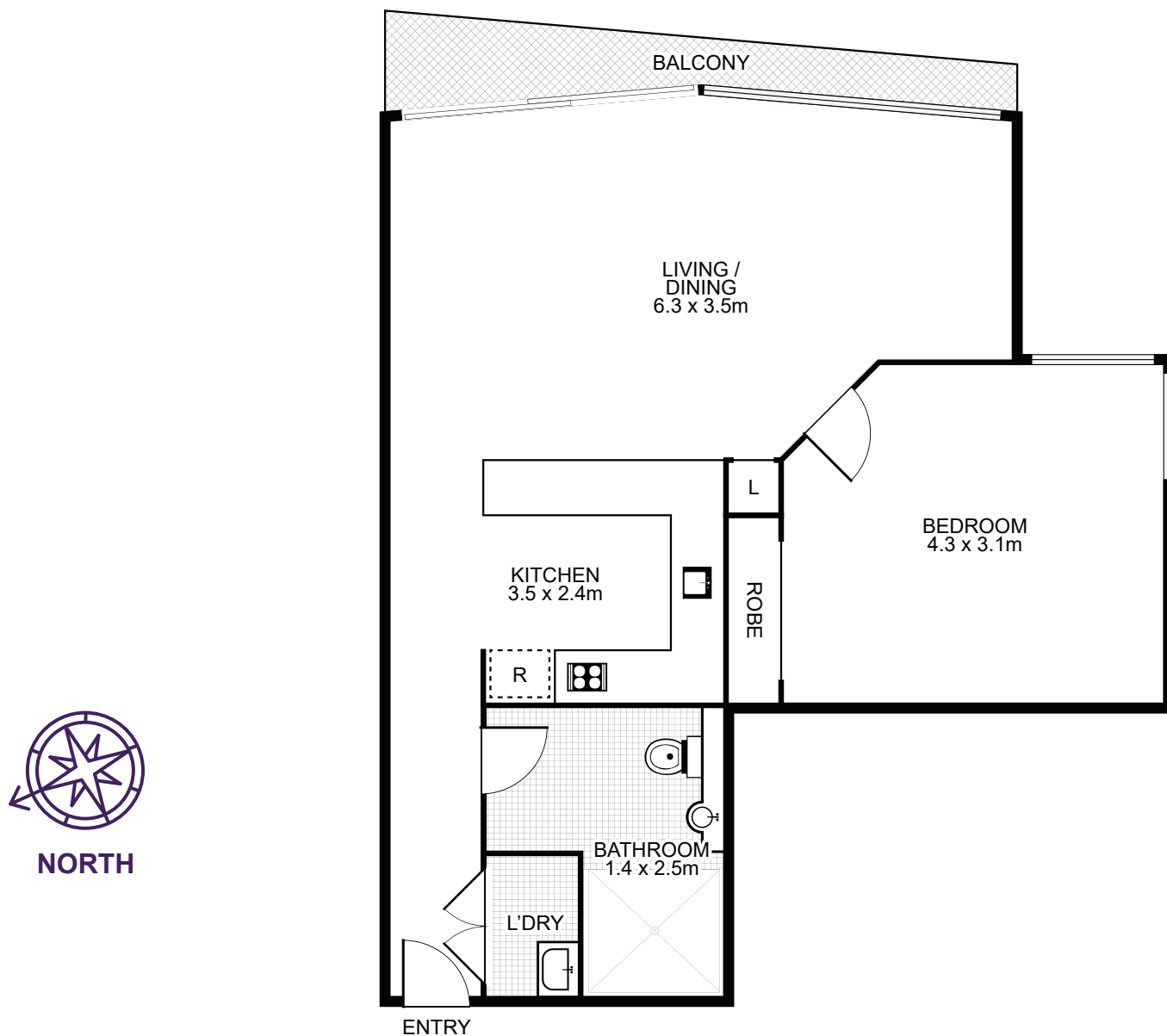
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PROPERTY AGENTS

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# 304/3 Herbert Street, St Leonards



## Property Specifications:

Total Size: 53m<sup>2</sup>  
- Internal living including balcony: 53m<sup>2</sup>  
(Level 3)

## Levies are approximately per quarter:

Strata: \$1,275  
Council: \$355  
Water: \$146

## Strata Manager

McCormacks Strata  
Management  
Ph: 9299 6722  
SP 67702

"Forum West" was registered in 2002