

1303/1 Marshall Avenue St Leonards, NSW

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## Oversize Apartment with Mesmerizing Bridge and district views

This 193sqm on title three bedroom is on the 13th floor of the renowned 'Embassy Tower' and be immersed in Sydney's spectacular cityscape, exceptional sunset and harbour views stretching to the horizon. Wrapped in floor-to-ceiling glass, its exceptional design captures the views from every room, making them a constant backdrop to everyday life.

### Home Features:

- Open plan lounge/dining with automated sheer curtains, floor-to-ceiling glass against the sweeping backdrop
- Miele gas cooktop, electric oven, microwave and dishwasher

## Contact Agent

**Type** : Unit  
**Land** : 193 m2  
**Building Size** : 193 m2

**Council Rates** : \$360.30 p/q  
**Water Rates** : \$150.00 p/q  
**Strata Rates** : \$2,752.86 p/q

**Jeffrey Li**

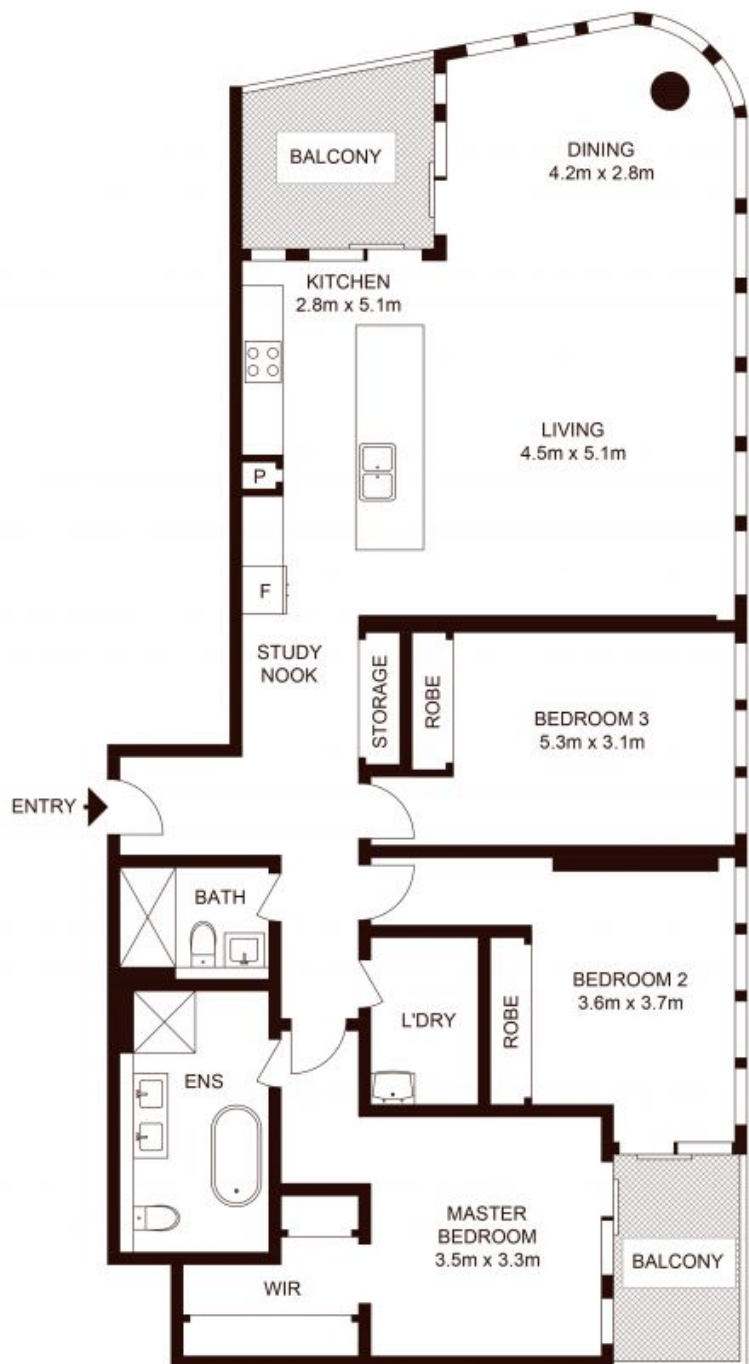
0404 135 763

**Faye Dai**

0423 677 160



**BASEMENT 2**



**LEVEL 13**

TOTAL STRATA AREA :193sqm

TOTAL LIVING AREA :161sqm

1303/1 Marshall Avenue, ST LEONARDS

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Xorix Media

