



**St Leonards, NSW**  
1102/472 Pacific Highway

**1** BED **1** BATH **1** CAR



**Luxury One-Bedroom Living at St Leonards Square**  
Experience luxury living with a commitment to sustainability in this elegantly designed one-bedroom unit at St Leonards Square by Mirvac. This residence is not only a showcase of modern design and high-end finishes but also embodies Mirvac's dedication to environmentally responsible development. Nestled in the heart of Sydney's Lower North Shore, this unit offers an ideal lifestyle for owner-occupiers and a smart investment opportunity for those seeking solid returns.

- ? Prime location in St Leonards, close to CBD and future Metro line
- ? Open-plan living spaces with excellent natural daylight and airflow
- ? High-end kitchen with energy-efficient appliances & premium finishes
- ? Private balcony offering stunning water views
- ? Sleek, modern interiors with designer fittings and fixtures

**Buyers Guide \$1,000,000**  
**Council Rates:** \$373/qtr (approx)  
**Strata Rates:** \$1,376/qtr (approx)  
**View:** Wed, 4 Sep 2024 @12:00 pm - 12:30 pm  
 Sat, 7 Sep 2024 @12:30 pm - 1:00 pm  
 Sat, 14 Sep 2024 @12:30 pm - 1:00 pm  
 Sat, 21 Sep 2024 @12:30 pm - 1:00 pm  
 Sat, 28 Sep 2024 @12:30 pm - 1:00 pm  
**Contact:** Emma Symonds  
 02 8588 8888  
 0412 660 011  
 Dewen Li  
 02 8588 8888  
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**Type:** Apartment  
**Land:** 58Square Metres  
<https://www.resbymirvac.com>



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Plans shown are only indicative of layout. Dimensions are approximate.

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