



602, 2A Munroe Lane, Albany



## Urgent Sale - One Bedroom + Flexi

Positioned on the top level in the heart of Albany, this modern apartment offers easy, low-maintenance living in a super convenient location.

Built in September 2022, the apartment features a smart layout with 1 bedroom plus a flexi room - perfect for a home office, guest space, or extra room to suit your needs. The open-plan living area flows out to an enclosed sunroom-style balcony, giving you extra space to relax all year round.

With a 62m<sup>2</sup> floor area (including a 5m<sup>2</sup> balcony - more or less) and 1 car park, this is a great option for first-home buyers, professionals, or investors.

### Key Features

- Top level apartment

 1  1  1

<b>Price</b>	\$670,000
<b>Property Type</b>	Residential
<b>Property ID</b>	775
<b>Floor Area</b>	57 m <sup>2</sup>

### Agent Details

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- 1 bedroom + flexi room
- Enclosed sunroom balcony
- 63m<sup>2</sup> floor area (incl. 5m<sup>2</sup> balcony)
- 1 car park

Super convenient location - walk to Westfield Albany, Massey University, and the Albany Bus Station park & ride for easy commuting into the city.

Don't miss this opportunity - contact us today to arrange a viewing.

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