

**202/40 Falcon Lane, Crows Nest, NSW, 2065**



**Apartment For Sale**

Friday, 10 January 2025

202/40 Falcon Lane, Crows Nest, NSW, 2065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Titan Davis

## **Tranquil Entertainer in the Heart of Crows Nest**

Boasting picturesque area views from its peaceful Falcon Lane setting, this near-new apartment offers carefree contemporary living at its most impressive.

Broadly appealing across the market, it provides the perfect 'lock-up and leave' lifestyle with its quality floor plan, modern security features and low-maintenance design.

An exceptional standard of comfort, privacy and convenience is assured, steps from vibrant cafes and restaurants, shops, bars and elite schools and just 500m from the Metro.

- Impeccably presented north-facing residence in 2020's 'Emmeline' complex
- Premium offering to suit the astute downsizer, family or executive buyer
- Open-plan interiors showcasing engineered timber flooring + custom joinery
- Charming outlook over heritage homes from large undercover alfresco
- Stone kitchen benchtops and breakfast bar, dishwasher, all-Miele appliances
- Well-proportioned master bedroom with ensuite; built-in robes throughout
- Combined bath/laundry, ducted air, A/V intercom, side-by-side parking
- Exclusive block of 13 with secure swipe lift access and common rooftop
- Stroll to North Sydney Boys and Girls high schools, 24/7 gyms and Woolies
- 650m to North Sydney Oval, 1km to Anzac Park Public School, 1.5km to RNSH