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## THE ULTIMATE ONE BEDROOM SANCTUARY AWAITS YOU AT THE DONALDSON!

( Entry via 41 Austin St )

Discover the pinnacle of urban living at 2056/36 Evelyn St, Newstead. Located inside The Donaldson, a prestigious building inside Newstead Series, this one bedroom, one bathroom and one car park home is the epitome of contemporary style and sophistication.

Upon entering, the kitchen to the right is nothing short of a cook's dream with high-end finishes including subway splash back tiles, gas cooktops, stainless steel appliances, a pantry and several cupboards. From the kitchen, progress through the tiled living and dining areas to the covered balcony which is the perfect spot for al fresco dining and overlooks the leafy residential grounds. Back inside, the master bedroom is an oasis of calm and boasts a ceiling fan, built-in wardrobe and carpeted floors.

For moments of leisure, residents can indulge in over half an acre of exclusive amenity including a 25 metre swimming pool, gymnasium landscaped gardens, recreational areas, fire pits, barbeque facilities with woodfire ovens and sauna. Make this beautiful property yours today.

<b>Price:</b>	\$495,000
<b>Council Rates:</b>	\$450.00 p/q
<b>Water Rates:</b>	\$206.00 p/q
<b>Strata Rates:</b>	\$1,025.00 p/q



**Robert Lamprecht** **Robert Lamprecht**

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## TYPE 17A



## THE DONALDSON

LEVELS 3,4,5,6,7,8

1 BED + 1 BATH + 1 CAR

Internal 53m<sup>2</sup>

External 13m<sup>2</sup>

Total 66m<sup>2</sup>

- Fully equipped kitchen
- Balcony with sliding doors
- Ducted air conditioning
- Tiled living areas
- Carpet in bedroom



Floorplan is for illustrative purposes only, subject to variations and not to scale. Areas are approximate only and are subject to change. Furniture not included. Buyers should make their own enquiries and consult the identification plan in the disclosure documents for further details. Purchases are subject to contract terms.