



Meadowbank , NSW



## Luxurious Waterside Living at Shepherds Bay

Welcome to the epitome of elegance and sophistication! This exquisite 2-bedroom, 2-bathroom apartment with a dedicated parking space is now available for sale in the prestigious waterside development of Shepherds Bay.

Nestled in a prime location, this one-of-a-kind property has undergone a custom renovation to achieve the highest standards of luxury living. Every detail has been meticulously crafted to offer a blend of contemporary design and timeless charm.

### Key Features:

- 2 Bedrooms
- 2 Bathrooms
- 1 Car Parking Space
- Butler's Pantry

### Contact Agent

**Type:** Apartment  
**Council Rates:** \$315.00 p/q  
**Water Rates:** \$170.00 p/q  
**Strata Rates:** \$1,600.00 p/q

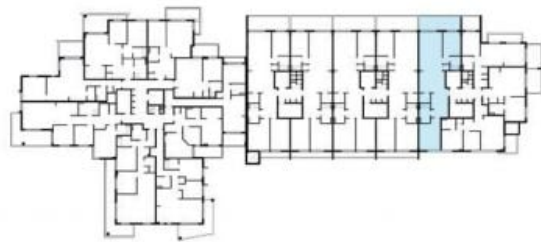


**Tim  
Lapham**

0424 509 961



▶ Internal area	99m <sup>2</sup>
▶ External area	16m <sup>2</sup>
▶ Total Area	115m <sup>2</sup>



[www.waterpoint.com.au](http://www.waterpoint.com.au)

Floor plans not to scale. All room sizes and areas are approximate only and may vary. We reserve the right to alter designs and specifications without notice. All plans are copyright. Purchasers are advised to refer to the plans, terms and conditions contained in the contract. BILL 211692

**50/11 Bay Drive, Meadowbank NSW**