



NOVA REALTY  
GROUP



**302/312 Victoria Road Gladesville NSW**

2 2 1

Positioned at the rear of the 'Vista Victoria' building, this near-new apartment offers a quiet setting with elevated views across Gladesville. Thoughtfully designed for everyday comfort and convenience, it combines generous proportions, quality finishes and an excellent location close to shops, transport and local cafés.

The light-filled open-plan living and dining area is enhanced by engineered timber flooring and a seamless connection to a large covered balcony, creating an easy flow throughout.

The well-appointed kitchen features premium appliances, while both bedrooms are well-proportioned with built-in robes and soft carpet underfoot, privately set away from the

[For full version visit the website](https://www.novarealtygroup.com.au)

**Type** : Apartment  
**Price** : For Sale - Contact Agent  
**Building Size** : 108 sqm  
**View** : <https://www.novarealtygroup.com.au/sale/nsw/northern-suburbs/gladesville/residential/apartment/8604897>



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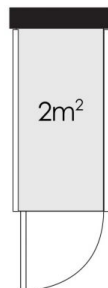
# 302/312 VICTORIA ROAD, GLADESVILLE



**APARTMENT FLOOR PLAN - LEVEL 3**



STORAGE CAGE



APARTMENT FLOOR AREA = 93m<sup>2</sup> approx.  
(INCLUDING BALCONY)

PARKING AREA = 13m<sup>2</sup> approx.

STORAGE AREA = 2m<sup>2</sup> approx.

**TOTAL AREA ON TITLE = 108m<sup>2</sup> approx.**

Disclaimer: Notice is given that all dimensions, descriptions, and details are provided in good faith and are believed to be correct. Whilst all care has been taken in the preparation of the information contained herein no warranty is offered or implied. Interested parties should therefore rely on their own enquiries and must satisfy themselves in all respects.

**BASEMENT LEVEL 3 PLAN**