



Royal LePage Wolle Realty  
71 Weber St. E, Kitchener, ON N2H 1C6  
519-578-7300



Welcome to Sage 6—one of WATERLOO'S MOST DESIRABLE STUDENT-ORIENTED RESIDENCES, ideally positioned in the vibrant university district. This beautifully maintained 2-bedroom, 2 full bathroom suite offers an EXCEPTIONAL BLEND OF MODERN COMFORT, FUNCTIONALITY, AND STRONG INVESTMENT APPEAL, just minutes from both University of Waterloo and Wilfrid Laurier University. Thoughtfully designed for contemporary student living, this bright and spacious unit showcases soaring 9-foot ceilings, in-suite laundry, and a sleek MODERN KITCHEN COMPLETE WITH APPLIANCES. Being offered fully furnished, this turnkey opportunity is perfectly suited for investors seeking immediate rental potential or end-users looking for a seamless move-in experience. A standout feature of this suite is the rare DUAL OUTDOOR LIVING SPACES—enjoy a private balcony along with an extended second patio, offering added flexibility and privacy, ideal for roommates or quiet relaxation. Residents of Sage 6 benefit from an IMPRESSIVE ARRAY OF LIFESTYLE AMENITIES, including a rooftop garden terrace, STYLISH PARTY ROOM AND LOUNGE, DEDICATED MEETING SPACES, A FULLY EQUIPPED FITNESS CENTRE, and secure bike storage—creating a well-rounded and convenient living environment. Situated in the heart of Waterloo's thriving academic hub, this location is second to none. Just steps away, YOU'LL FIND VIBRANT PLAZAS, CAFÉS, RESTAURANTS, GROCERY STORES, and everyday essentials along University Avenue and King Street. Enjoy seamless access to public transit, including the ION LRT, making commuting effortless throughout the city. The nearby Waterloo Park, trails, and green spaces further enhance the lifestyle appeal, offering the perfect balance between urban convenience and outdoor leisure. Whether you're LOOKING TO EXPAND YOUR INVESTMENT PORTFOLIO OR SECURE A PRIME STUDENT RESIDENCE in a high-demand rental corridor, this is an outstanding opportunity to own in one of Waterloo's most sought-after communities. Don't miss your chance to experience the very best of student living at Sage 6. PERFECT COMBINATION OF LIFESTYLE, CHARM, AND EVERYDAY CONVENIENCE. Whether you're a first-time buyer, downsizer, or investor, 78 Stirling Avenue South presents an exceptional opportunity to own a move-in ready home in a truly central location.

### A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025

**#1** Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015

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# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to  
**251 HEMLOCK ST #201**  
**WATERLOO, ON N2L 0H2**

2 Bedroom | 2 Bathrooms | 692 SqFt

Built in 2018 | \$2,853.95/2025

Condo Fee \$450.07

Includes: Building Insurance, Building Maintenance, Common Elements, Heat, High Speed Internet, Water, Windows

**www.251hemlockunit201.ca**

519.716.7253

riz@therizteam.com

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# IMPRESSIVE FEATURES

- 2 bedrooms
- 2 full bathrooms
- Stainless steel appliances
- Granite counters
- 1 Balcony
- + 1 Patio extension
- In suite laundry
- Hydro separately metered through Metergy
- **Amenities:**
- Elevator
- Exercise Room
- Games Room
- Party Room
- Roof Top Deck/Garden
- Visitor Parking

- **Included in the purchase price:**
- Fridge
- Stove
- Dishwasher
- Microwave
- Washer & Dryer
- Double Bed + Mattress (x 2)
- Desk + Desk Chair (x2)
- Nightstand (x 2)
- Sofa (1)
- Media Unit (1)
- 50" Flat Screen TV (1)
- Dining Table (1)
- Dining Chair (4)
- Coffee Table (1)



# FLOOR PLAN



# SCHOOLS

Wilfrid Laurier University Waterloo Campus

University of Waterloo

1 MIN

4 MINS

1 MIN

4 MINS

40 MINS

4 MINS

