

**14/704 - 708 Princes Hwy, Kogarah, NSW 2217****Sold - 16/02/2024**Unit 2  2  1 

## "Must be sold" Investor/First Home Bargain - North facing 2

2 bedroom apartment with separate bathroom and en-suite.

Modern & spacious apartment offering an opportunity for investors or first home buyers.

Walking distance to the Kogarah Station, shopping Town Centre and St. George Hospital. Situated on the second floor of a security complex with intercom, spacious living area, including large kitchen, internal laundry, and lock up garage.

### Features:

- Huge unit approximately 101 m2 plus Garage 17m2 total 118m2
- Kitchen with modern stainless steel appliances
- Large covered balcony with access to living room & and the 2 bedrooms
- Situated on the left side of the building facing North
- 2 bedrooms with built-in wardrobes
- En suite in main bedroom
- Spacious lounge/dining room
- Gas outlet for BBQ on Balcony & loungeroom
- Air conditioned with natural light throughout
- Timber floors
- Lock up garage with internal access
- Currently Leased
- Only short walk to Kogarah Town Centre, Station and shops (800 m)
- Rear street access/entry to car park with visitor parking and lift to all floors

Strata - approx. \$1,129 p/q

Council - approx. \$380 p/q

Water - approx. \$173 p/q

### Listed By

The Office

Phone: (02) 9523 6399

### Open for Inspection

By Appointment.

