

**1/32 Queen Victoria Street, Bexley, NSW 2207**

**Raine&Horne.**

**Sold Apartment**

Friday, 8 March 2024

1/32 Queen Victoria Street, Bexley, NSW 2207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Marc Gable  
0433493331



Sam Epsimos  
0402373274

**\$612,000**

An ideal entry point to an ultra-convenient pocket of Bexley, this original double brick apartment promises endless potential. It enjoys a first floor position at the back of a secure block, with large windows in all rooms ensuring a bright and breezy atmosphere throughout. Neatly presented and ready to move in or lease out, there is also plenty of potential for first homebuyers or investors to add value with creative touches or more comprehensive modern updates. The well proportioned floorplan provides a generous living room beside a dine-in kitchen and two queen sized bedrooms, though there is great flexibility to personalise the layout. Central to a wide range of everyday essentials, there are coffee spots and grocery stores in Queen Victoria Street, while Kogarah Station, Woolworths and dining choices are just a five minute walk away. • Spacious living area, separate eat-in kitchen with electric cooktop • Two bright bedrooms, both include tall mirrored built-in wardrobes • Covered balcony captures north sunshine, ideal for morning coffee • Full bathroom with rain shower head, separate w/c, internal laundry • Air conditioning in main bedroom, ceiling fans throughout, intercom • Single lock-up garage with oversized storage area/workshop behind • Walk to Seaforth Park, Frys Reserve and the local off-leash dog area • Minutes from Bexley Village, Rockdale Plaza and Botany Bay beaches • Close to quality schools, hospital precinct and upcoming M6 entrance • Strata Rates: \$960 per quarter approx • Council Rates: \$386 per quarter approx • Water Rates: \$178 per quarter approx