

**1/38 Ewos Parade, Cronulla, NSW 2230**



**Unit For Sale**

Tuesday, 23 April 2024

1/38 Ewos Parade, Cronulla, NSW 2230

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ivan Lampret  
0295231333



Karla Madgwick  
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## For Sale

Situated on the first floor of a well-maintained security complex, this two-bedroom apartment boasts beachside living located moments from The Esplanade and convenient to Cronulla's beaches, restaurants, shops and cafes. An ideal first homeowner opportunity or sound investment with a tenant already in place, this property also offers a good-sized covered balcony with a tranquil leafy outlook providing a peaceful yet convenient lifestyle. - Combined lounge and dining flows to an undercover balcony - Two good-sized bedrooms, main bedroom features built-in-robe - Kitchen with single drawer dishwasher and electric cook top - Contemporary bathroom offers bathtub and modern finishes - Private covered entertaining balcony enjoys a leafy backdrop - Internal laundry, remote lock up garage, intercom access Size: 100.3sqm + 17.7sqm (approx) Strata: \$934 per quarter (approx) Council: \$368 per quarter (approx) Water: \$171 per quarter (approx) Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524