

**1/477-481 President Avenue, Kirrawee, NSW 2232**



**Unit For Sale**

Friday, 22 March 2024

1/477-481 President Avenue, Kirrawee, NSW 2232

**Bedrooms: 1**

**Bathrooms: 1**

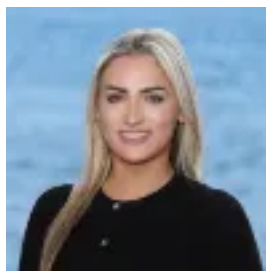
**Parkings: 1**

**Area: 105 m2**

**Type: Unit**



Adam Crawley  
0295449595



Alyssa Kaly  
0295430333

## For Sale | \$615,000

Completion in 2025 Crafted by reputable and experienced building firm SAN Constructions, this stunning apartment boasts modern high-end finishes and presents a rich scheme through the use of luxurious European kitchen appliances and finishes, modern bathroom fixtures and fittings, coupled with designer joinery and timber flooring throughout the living and kitchen areas. Positioned on the ground floor of this boutique development, the property offers a deluxe one-bedroom residence, catering to those seeking upscale living with meticulous design and attention to detail. The complex is conveniently situated within the growing area of Kirrawee and located within walking distance of local schools, shops, restaurants, parks, public transport options, and more.- Spacious outdoor courtyard, ideal for entertaining - Ducted air conditioning- Gourmet gas kitchen with Stylish porcelain benchtops & Smeg appliances- Bathrooms with porcelain countertop & Geberit in-wall toilet- Timber and carpet flooring throughout - Natural Gas points in the kitchen and balcony- Laundry includes Fisher & Paykel dryer- Secure basement parking with direct lift access and storage- Provisioned for Foxtel and NBN- Reasonable strata levies (no extra amenities such as gym or swimming pool, etc.)- Within a short stroll to Kirrawee railway station, Kirrawee South Village, local shopping, vibrant cafes & restaurants, recreational parks, reputable schools, hospital precinct, public transport & national parks- Estimated completion date in 2025 (BUY NOW AND SAVE)When looking at properties it's important to have confidence in how much you can borrow. As Ray White are partnered with Loan Market they can make this simple and easy for you. Should you wish to know your borrowing powers simply go to [www.loanmarket.com.au/brokers/jason-wylie](http://www.loanmarket.com.au/brokers/jason-wylie) now and our Loan Market broker will be in touch.