

**10 GARRIGARRANG Avenue, Kogarah, NSW 2217**



**Townhouse For Sale**

Monday, 27 May 2024

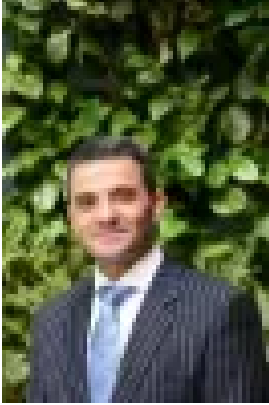
10 GARRIGARRANG Avenue, Kogarah, NSW 2217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Rami Abdallah  
0295977372



Calvin Ho  
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## Auction

Discover your dream home in this elegant 4-level townhouse, perfectly designed for modern living. This spacious residence offers a blend of comfort and luxury, featuring a versatile floor plan with high-end finishes throughout. Each level is thoughtfully designed to maximize space and functionality, providing an ideal setting for both relaxation and entertaining. Whether you're a growing family or a professional couple, this townhouse offers the perfect balance of style and convenience. This amazing property features:

- + Open plan lounge dining opening onto a sun-drenched North facing garden
- + Modern gas kitchen with Caesarstone benchtop with Miele appliances
- + 3 Spacious bedrooms all with access to balcony & BIW, master with walk-in robe
- + 3 Modern Bathrooms, 2 bedrooms with ensuite
- + Study nook with shelving
- + Massive rooftop terrace perfect for entertaining
- + Ducted air conditioning throughout
- + Internal laundry
- + Internal access to secure Lock up garage for 2 cars
- + Additional secure storage next to garage for easy access

Total lot size: 306 sqm Living Space 144 sqm Lock up garage 53sqm (APPROX) Approx Levies: Council \$380 p/q Water \$185 p/q Strata \$1,600 p/q

All around you, a vast chain of parklands, foreshore reserves and spectacular beaches keep you in touch with the natural world. Soak up the spirit of summer at Ramsgate Beach or Brighton-Le-Sands. Explore the foreshore trails. Wake early for a golf game, or get out on the water and feel the sea air on your face. For all ages, Ramsgate Park makes it easy to lead an active, healthy lifestyle. Inspection: As advertised Online