

**1003/7 Garrigarrang Ave, Kogarah, NSW 2217**

**Apartment For Sale**

Wednesday, 29 May 2024



1003/7 Garrigarrang Ave, Kogarah, NSW 2217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 186 m2**

**Type: Apartment**



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## CONTACT AGENT

This near new penthouse apartment is situated in the desirable Ramsgate Park community developed by JQZ. Surrounded by winding waterways, lush parks, and scenic foreshore bays, Ramsgate Park embodies natural beauty and serenity. The apartment boasts high-end finishes to provide ample space and quality, featuring a layout that suits contemporary living perfectly. With a seamless floorplan and expansive open living areas that showcase stunning views of Botany Bay, this top-floor residence offers a truly exceptional living experience. Property Features Include:- Beautiful timber floors in the living area and carpet in bedrooms- Gourmet kitchen with superior stainless steel appliances and gas fittings- 3 oversized bedrooms all with Built-in Robes and access to the balcony- Home office/study room, which is a great multiple-purpose space and can be used as a guest bedroom- Beautifully designed bathrooms with high-quality finishes- Ducted air conditioning throughout, and security entry with video intercom- Wrap around balcony offering panoramic views encompassing Botany Bay, scenic waterways, lush parklands, and a golf course- State-of-the-art facilities including resident access to communal areas including Gym, BBQ area and children's playground- Located just about 1 kilometer away from a number of prestigious primary and secondary schools, as well as Sydney TAFE Total Size: 186sqm (approx.) Apartment + Balcony: 144sqm (approx.) Car Space: 40sqm (approx.) Storage Cage: 2sqm (approx.) Strata: \$1,422.50pq (approx.) Council: \$377.90pq (approx.) Water: \$171.41pq (approx.) Property Code: 1721