

**101/11 Garrigarrang Avenue, Kogarah, NSW 2217**



**Apartment For Sale**

Wednesday, 20 March 2024

101/11 Garrigarrang Avenue, Kogarah, NSW 2217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Peter Gribilas Gribilas  
0295334757

## FOR SALE | \$880,000 - \$939,000

Discover modern living in this oversized apartment located within the sought-after 'Ramsgate Park' complex. Boasting three bedrooms plus a study, this residence offers ample space and versatility for modern lifestyles. Enjoy the convenience of easy access to public transport, local schools, beaches, cafes, eateries, and a short drive to Sydney Airport and Sydney CBD. Don't miss out on this opportunity! Features include:- Three bedrooms with built-in wardrobes, with the main bedroom featuring an ensuite - Bonus study nook/home office, perfect for remote work or study sessions- Open plan living and dining area, enhanced by ducted air conditioning for year-round comfort- Modern gas kitchen equipped with stainless steel appliances, including a breakfast bar for casual dining- Neat main bathroom tiled from floor to ceiling + internal laundry for your convenience- Huge entertainers' balcony with three-way access, providing a perfect outdoor retreat for relaxation or hosting gatherings- Secure basement parking with bonus lock up security cage storage- Added convenience of having access to complex facilities including fully functional Gym as well as two rooftops Rates are as follows: Water: Approximately \$200.00 per quarter Council: Approximately \$362.00 per quarter Strata: Approximately \$1,226.00 per quarter For private inspections, please contact Peter Gribilas on 0434 016 127.