

**110/11C Mashman Avenue, Kingsgrove, NSW 2208** Raine&Horne.

## Apartment For Sale

Friday, 15 March 2024

110/11C Mashman Avenue, Kingsgrove, NSW 2208

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Marc Gable  
0433493331



Michael Aiello  
0407047179

**For Sale \$500,000 - \$550,000**

Occupying a highly sought-after position within the esteemed 'Pottery' development, this architecturally designed apartment ensures a modern lifestyle of exceptional comfort and ultra-convenience. Beautifully crafted interiors showcase a generous combined lounge and dining zone that connects to a versatile study nook, while the inviting undercover balcony provides ideal space for relaxed gatherings with friends and family members. Creating broad appeal for professionals, downsizers, couples and investors alike, this impressive first floor apartment presents an incredible opportunity for those seeking a modern property nestled in the heart of Kingsgrove. It's premier location is only footsteps to Kingsgrove train station plus a colourful collection of shops, coffee spots and restaurants, while only minutes away from the M5 Motorway. • Low maintenance and functional interiors positioned below high ceilings • Access through sliding doors onto covered balcony with privacy shutters • Stone crafted kitchen has gas cooktop and integrated Smeg appliances • Generously sized bedroom fitted with large mirrored built-in wardrobe • Easycare bathroom appointed with shower and floor-tiled-ceiling tiles • Ducted air conditioning, gas heating bayonets, laundry, linen cupboard • Secure parking space located in basement, video intercom, lift access • Easy access to Woolworths, Kingsgrove Hotel and Kingsgrove RSL Club • Close proximity to esteemed golf courses and Bardwell Valley Parklands

Strata Rates: \$1,470 per quarter approx\*  
Council Rates: \$393 per quarter approx\*  
Water Rates: \$178 per quarter approx\*