

1201/15 Garrigarrang Avenue, Kogarah, NSW 2217



Sold Apartment

Thursday, 22 February 2024

1201/15 Garrigarrang Avenue, Kogarah, NSW 2217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 153 m2

Type: Apartment



Patrick Wedes
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\$1,350,000

Sold By Team Wedes. "It is like sitting on top of the clouds looking out to the most beautiful viewpoint of Sydney from North to South. The views of the city skyline, Bayside beaches, treetops, and the heads of Botany Bay are truly unique. I bought this apartment knowing it was the best within the block and ultimately the most luxurious penthouse in Kogarah/Ramsgate. Walk to Ramsgate shopping, Ramsgate Beach and Sans Souci with utmost convenience." Welcome to your dream urban oasis in the vibrant St George market. Nestled atop the vibrant cityscape, this breathtaking penthouse offers an unparalleled lifestyle of luxury, chic colour tones, an easy-care floor plan and lift access with no stairs making it suitable for all ages and demographics. Positioned on level twelve within "Ramsgate Park", this apartment boasts panoramic vistas of both the glittering city skyline and serene waters, indulging in the epitome of upscale living. Admire the natural surroundings, wonderful greenery, light-filled floor plan and generous proportions that are truly magnificent. An apartment of this calibre will be an attractive option for first-home buyers, young couples, families, investors, retirees, downsizers, essential workers, medical professionals and those wanting a relaxed way of living with all-year comfort. The apartment features a striking open plan separate living and dining area that extends outwards to a full-width sun-soaked entertainers balcony. There is a sleek kitchen for patisserie chefs, bakers and cooks with gas cooking, stone benchtops, a breakfast bar plus a separate butler's pantry with a French theme making this apartment design practical and rewarding in terms of functional space. Turn-key move-in ready for owner occupiers or make this your investment nest egg for those wanting to add a further property to their portfolio. The bright natural colour tones, internal architectural flair and refined quality craftsmanship are superb. With a walk-to-everywhere address, you are one block from Ramsgate Shopping, 5 minutes from Ramsgate Beach and Sans Souci. You can access within 10 minutes St George Public & Private Hospitals, Carlton & Kogarah train stations, bus transport, specialist doctors, stand-out educational facilities, groovy cafes, restaurants, beaches, cycle pathways, daycare centres, parklands, supermarkets, and multiple sporting playgrounds. Convenient access on foot to Netstrata Jubilee Stadium, Beverley Park Golf Course and Arncliffe Scots Baseball Club on foot. Accommodation & Key Attributes:- Marvel at the ever-changing cityscape by day and the sparkling city lights by night. This is the perfect backdrop for entertaining or unwinding in style.- Outstanding four-bedroom penthouse apartment only five years old, maintained with meticulous attention to detail and a rare find in Kogarah.- Lavish open-plan kitchen with high-quality appliances, gas cooktop, range hood, dishwasher and water views to enjoy from the breakfast bar.- Two large bathrooms, the master bedroom with an en-suite that is suitable for families with young children or newborns as it features a large bathtub.- Designer timber flooring, carpet in the bedrooms, block-out curtains, ducted air-conditioning, high ceilings, top floor penthouse position and one common wall.- Generously sized internal laundry, delightfully balanced Feng Shui energy, commercial grade windows/doors, skylight plus linen cupboard for storage.- Seamless connection from the indoor to the outdoor with an oversized entertainers balcony accessible from both the living area and main bedroom.- Lift access, secure intercom system, NBN available, communal garden with BBQ amenities, a rooftop terrace area, visitor parking and a superb kid's play area for outdoor fun.- Magnificent option for those who are downsizing from larger accommodation or in an age bracket where you want minimal maintenance and lift access. Local Amenities & Community Points Of Interest:- School Catchment: Ramsgate Public School, Moorefield Girls High School, James Cook Boys Technology High School, Marist College Kogarah, Sydney Technical High School, St George Girls High School and St Patrick's Catholic Primary School. Plus, access to Kogarah Intensive English Centre (KIEC) and varying childcare services.- 5 to 10-minute drive to Ramsgate Beach, Brighton-Le-Sands Beach, Lady Robinsons Beach, Cook Park trail, Ramsgate Baths, cafes, restaurants and cycle pathways to the City of Sydney and Cronulla Beach.- Walk, cycle or drive to Carlton or Kogarah train stations for access to the City of Sydney.- Minutes to the 475, 477, 478, 479 bus services running from Ramsgate to Miranda and Rockdale Train Stations.- Only a 10-minute drive to Hurstville Westfield and a 15-minute drive to Miranda Westfield.- 15-minute drive to Sydney Domestic & International Airport.- Easy access to Port Botany, the Inner West & Eastern Suburbs.- Walking distance to Scarborough Park for avid fitness enthusiasts, baseballers and footballers.- Liquorice All Sorts Playground, grassed areas and BBQ facilities in the common area for children and adults of all ages. Total Size: 153m² approx. (as per contract for sale). Apartment Internal Size: 124m² approx. (as per contract for sale). Total Car Spaces Size: 26m² approx. (as per contract for sale). Storage Cage Size: 3m² approx. (as per contract for sale). Approximate Outgoings Per Quarter: Council: \$378.30pq approx. Water: \$195.44pq approx. Strata: \$1484.60pq approx. For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789. Myanna Wedes | 0431 927 391. Taj Melrose | 0475 389 054. Office: 02 9599 4044. Direct Line: 02 7229 1231. Award

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