

**13/61 Parramatta Street, Cronulla, NSW 2230**

**GIBSON**

**Apartment For Sale**

Wednesday, 21 February 2024

13/61 Parramatta Street, Cronulla, NSW 2230

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ivan Lampret  
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Karla Madgwick  
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**\$895,000 - \$935,000**

Located on the second floor of a well-maintained security block and ideally positioned equally between Shelly Beach and Gunnamatta Bay, this spacious two bedroom apartment offers the perfect coastal lifestyle. An ideal opportunity for first home buyers entering the market with some scope to personalise offering light-filled interiors, two good sized bedrooms, a warm west facing balcony and convenience to Cronulla Mall and its array of eateries, shops and transport. - Combined lounge and dining flows out to a west facing balcony- Neat, updated kitchen with spacious adjoining internal laundry- Two bedrooms, main with BIR, bathroom with separate bath- Second floor of a well-maintained secure block, lock-up garage- Approx 270m to Shelly Park and Beach, or Gunnamatta Bay- Ideal entry for first home buyers with scope to personalise  
Size: 77.1sqm + 20.4sqm (approx) Strata: \$2,056 per quarter (approx) Council: \$368 per quarter (approx) Water: \$172 per quarter (approx) Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524