

17/16A-20A French Street, Kogarah, NSW 2217



Apartment For Sale

Saturday, 27 April 2024

17/16A-20A French Street, Kogarah, NSW 2217

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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For Sale | \$550,000 - \$570,000

Welcome to a wonderful solid double brick apartment in the buzzing and centrally located suburb of Kogarah. Set within a small-rise block of 27 apartments with multi-access, this block is well maintained, located in a peaceful tree-lined street and is on the market for the first time in over 15 years. Do not miss out on this rare opportunity to own a solid and secure apartment in one of Kogarah's most sought-after locations. It is an ideal opportunity for first-home buyers, those upgrading, relocating, professionals, medical workers, families, couples, and superannuation buyers. It is a wonderful investment opportunity for investors looking to capitalise on the rental market and with access to the medical precinct. This apartment has a versatile floor plan catering to varying buyer types with minimal common walls, privacy, sunlight and a central position to transport options including train, bus and cycle pathways. The bonus for buyers with this apartment is the oversized undercover car space which is on the title plus exclusive use of a storage area that is secure and directly opposite the undercover car space for ultimate convenience. Everything you need is within walking distance making it the ultimate lifestyle destination whether you are an avid beach, suburban or urban-style buyer. This property is located within minutes of Kogarah village, Kogarah train station, bus transport, the medical corridor of St George Private and Public Hospitals, Rockdale Plaza, TAFE, library, various educational facilities, shopping centres, groovy cafes, and restaurants. Within 10 minutes of bayside beaches including Lady Robinsons Beach, Cook Park, various riverways and additional hospitality venues by the water like Georges River Sailing Club. Extremely convenient for those working at Sydney Airport and Port Botany as well as the Sydney CBD. Ready to be sold, this is your chance to enter a vibrant market in the desired postcode of 2217.

Accommodation & Key Attributes:- Top-floor apartment with high ceilings, quality natural light, minimal common walls, elevated district views, airflow, privacy, and balanced Feng Shui energy.- Double brick construction, quality-sized kitchen with adjacent large internal laundry for ease of convenience.- Two bedrooms, both with built-in wardrobes, a welcoming ambience and extremely convenient for those working within the medical industry, airport, Port Botany and local schools.- Quality-sized entertainers balcony offering a peaceful retreat amidst the bustling city life plus cross-ventilation airflow all year round.- Quality investment nest egg for investors and superannuation funds looking to increase their investment portfolio and have a solid rental income stream.- Light-filled living and dining areas for all year-round entertaining and enjoyment.- Renovated family-sized bathroom with shower, toilet and vanity. Ideal for those with newborns or young children.- nbn® Fibre to the Building (FTTB) connected, linen closet and in a small rise block of 27 apartments in total across three different entry points.- Undercover car space on title plus exclusive use of the adjacent storage area with lock and key. A superb option for sporting enthusiasts, young families and tradies.

Local Amenities & Community Points Of Interest:- Set in the school catchment zones for Brighton-Le-Sands Public School, James Cook Boys Technology High School and Moorefield Girls High School. Plus, access to private educational facilities including Marist Catholic College Kogarah, St Patrick's Catholic Primary School and Sydney Technical High School.- 15-minute drive to Sydney Domestic & International Airports plus Port Botany.- 10-minute walk to Kogarah train transport for access to the T4 Eastern Suburbs & Illawarra Line Sydney Trains Network to the city of Sydney.- 10-minute walk to St George Medical Precinct (public and private hospitals).- Presents a lifestyle of convenience as a walk to everywhere address from delightful cafes, cycle pathways, parklands and nearby suburbs including Brighton-Le-Sands, Monterey, Ramsgate Beach, Sans Souci, Dolls Point, Rockdale, Carlton & Banksia.- 15-minute walk to Rockdale Plaza, Bunnings Warehouse & Rockdale Skate Park.

Approximate Outgoings Per Quarter:Council: \$383.79pq approx.Water: \$171.41pq approx.Strata: \$855pq approx.Total Size Overall: 105.12m² approx. (as per contract for sale and strata plan).Apartment Size: 83m² approx. (as per contract for sale and strata plan).Car Space Size: 16m² approx. (as per contract for sale and strata plan).Exclusive Use Storage Size: 6.12m² approx. (as per floor plan measurements).Strata Report Available: Yes.

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 Winning Local Specialist Family Team.Social Media: @TeamWedesBellePropertyBelle Property Platinum Elite Agents FY23, FY22 & FY21.*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided.