

**2/2 Oxley Avenue, Jannali, NSW 2226**



**Unit For Sale**

Thursday, 13 June 2024

2/2 Oxley Avenue, Jannali, NSW 2226

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 40 m2**

**Type: Unit**



Lucas Pratt  
0295254666



Grace Gill  
0435170837

**For Sale | Guide \$450,000**

Set on the first floor of a well-kept boutique complex of only five units. This beautifully presented and renovated one bedroom unit offers the perfect entry into the Sutherland Shire real estate market for first home buyers and investors alike.- Open plan kitchen with breakfast bar- Combined living and dining area with high ceilings- Bedroom offers fully tiled ensuite and built-in wardrobe- Prime location close to station and shops- Short walk to all of Jannali's amenities  
Approximate Quarterly Outgoings: Council: \$367.50 / quarter approximately; Strata: \$510.00 / quarter approximately; Water: \$171.41 / quarter approximately