

**305/15 Garrigarrang Avenue, Kogarah, NSW 2217**

**GIBSON**

**Apartment For Sale**

Wednesday, 15 May 2024

305/15 Garrigarrang Avenue, Kogarah, NSW 2217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ivan Lampret  
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## For Sale

Experience modern living at its finest in this elegantly crafted two-bedroom apartment, situated on the third floor of a contemporary security complex. Floor-to-ceiling windows fill living and dining areas with natural sunlight, seamlessly connecting to a spacious undercover balcony, ideal for alfresco entertaining. The perfect downsizing or first home buyer opportunity, this apartment also offers resort-style facilities including a communal rooftop entertainment area with BBQs, a children's playground, gym, and well-maintained grassed areas surrounding the building. - Open plan living and dining area enjoys ultra-high ceilings - Spacious bedrooms offer BIR's, master features ensuite - Neat kitchen with integrated dishwasher and gas cooktop - Good-sized undercover balcony with sliding aluminium louver - European style laundry with dryer, versatile study space - Ducted air conditioning, intercom, secure lock up garage - Resort facilities include park, gym, communal BBQ's Size: 95sqm + 16sqm (approx) Strata: \$947 per quarter (approx) Council: \$374 per quarter (approx) Water: \$173 per quarter (approx) Contact: Ivan Lampret 0416 188 000 or Joseph Guerzoni 0416 006 646