

**312/9-11 Wollongong Road, Arncliffe, NSW 2205**

**D&H**

**Apartment For Sale**

Thursday, 21 March 2024

312/9-11 Wollongong Road, Arncliffe, NSW 2205

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Tony Day

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## Price Guide \$790,000

An oversized two-bedder, with more space than some houses sold in the area, this split level apartment in the 'Serenity' security building combines low maintenance living, lifestyle and superb convenience. Interiors offer a bright open design featuring a well-appointed kitchen, modern bathrooms, two balconies and pleasant elevated outlooks, with lift access to secure parking and use of premium facilities. Perfect for owner-occupiers and a great investment, the apartment is centrally located just 400m to Arncliffe station and within 10mins of the Wolli Creek precinct via the pedestrian underpass linking Wollongong Road with Arncliffe Street. Intercom entry security, pool, gym and playground Versatile open plan design featuring two balconies Two beds with built-ins and includes ensuite to main Sleek kitchen, bathroom and laundry, reverse cycle air-con Secure parking and non-congested access to highway 400m Arncliffe station for rapid commute to the city The location of this excellent apartment is sure to impress. There's a choice of train stations within walking distance, along with shops and cafes, buses and Wolli Creek featuring specialty stores, restaurants, ALDI and Woolworths supermarkets. You've got proximity to the M5 and foreshore parklands plus a choice of local schools including Athelstone and Arncliffe Public, Arncliffe Infants, Al Zahra College and St Francis Xavier's Catholic Primary. Outgoings: Strata Rates: \$1500.65pq appxWater Rates: \$274.20pq appxCouncil Rates: \$374.50pq appxFor further information, contact: Tony Day - 0413 696 722