

**7/31 The Esplanade, Cronulla, NSW 2230**



**Apartment For Sale**

Wednesday, 14 February 2024

7/31 The Esplanade, Cronulla, NSW 2230

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Ivan Lampret  
0295231333



Karla Madgwick  
0416006524

## **Auction (Unless Sold Prior)**

Rejoicing in the sublime serenity of an absolute waterfront security building with sparkling ocean views over Shark Island, this coastal-inspired renovated apartment relishes in northern sunlight and a generous layout. Positioned at the side of the building and epitomizing the very essence of lifestyle living, set within only 15m to Cronulla's iconic Blackwood's Beach, 500m to Shelly Beach, rock pool and park and provides easy access to local shops, restaurants and Cronulla railway station. - First floor position in an absolute ocean front building- Direct view out to Shark Island and surrounding ocean- Spacious, natural light-filled lounge and dining area- Brand new kitchen, stone bench-tops and great storage- Fresh paint, new carpet and limewashed timber floors - Sunny north facing balcony with excellent ocean views- Original full bathroom with separate bath and shower- Two bedrooms with BIRs, water views enjoyed from main. Full brick security building, intercom entry, common laundry- Direct access to The Esplanade and level stroll to Cronulla CBD- Approx. 15m to Blackwood's Beach, 500m to Shelly Beach and parkSize: 76sqm Strata: \$1046 per quarter (approx)Council: \$368per quarter (approx)Water: \$173 per quarter (approx)Auction: Onsite Saturday 9th March - 9:45amContact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524