

801/44-52 Regent Street, Kogarah, NSW 2217



Apartment For Sale

Wednesday, 15 May 2024

801/44-52 Regent Street, Kogarah, NSW 2217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Shmily Chen

First Week Opening - 18 May 12:00-12:30pm

This conveniently positioned 1-bedroom apartment, perfect for a first home or investment, is ideally situated in the heart of Kogarah, just a brief stroll from the train station (a mere 300 meters, equivalent to a 1-minute walk). Recently completed and brand new, this sleek and practical 1-bedroom apartment is now up for sale, ready for you to move in or make a shrewd investment. With high-quality finishes and a well-designed floor plan, you will experience the finest in modern living within this freshly constructed dwelling. Enjoy stunning city views to the north and serene leafy surroundings, as this apartment has been expertly crafted to maximize natural light and comfort throughout the year. Featuring: - Affordable 1 bedroom apartment with 1x Storage & 1x Carspace - ideal First Home or Investment opportunity - North facing apartments with an abundance of natural light for comfort - Exceptional design and European finishes throughout - Spacious lounge/dining leading to the balcony- Large balconies to entertain guests or relax and enjoy the tranquil views - Security intercom - Luxury apartment, ducted air conditioning, LED downlights, full kitchen - Residents only rooftop garden and entertainment seating area to relax and unwind - Comfort and convenience with Train, Restaurants, Cafes, Schools all within 5 min walk - Conveniently positioned to Kogarah train station, St George Hospital, local cafes & shops

Approximate rates: Water: \$250.00 per quarter Council: \$375.00 per quarter Strata Fee: \$953.65 per quarter Strata Entitlement size: Internal Including Balcony: 59 sqm Car Space on B1: 13 sqm Storage Cage: 1 sqm Total: 73 sqm

Open this Saturday at 12:00 – 12:30am For more information and private inspection please contact Shmily at 0433 602 668.