

9/20 President Avenue, Kogarah, NSW 2217



Sold Apartment

Tuesday, 15 August 2023

9/20 President Avenue, Kogarah, NSW 2217

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Myanna Wedes

0431927391

\$565,000

Welcome to a wonderful double brick two-bedroom apartment in the buzzing and centrally located suburb of Kogarah. With balanced airflow, sunshine, a quality floor plan catering to varying buyer types, low maintenance living and a central position, this apartment ticks all the boxes for buyers within St George and those looking to relocate from the Inner West, Sutherland Shire, City fringes and Western Suburbs. Set on the top floor with an elevated aspect, this residence features neutral colour tones, high ceilings, well maintained common areas and is set within a vibrant family-orientated community. It has been tightly held for just over 13 years by the current owners and is well-loved. The garage is a winner for those looking to make use of the space for parking a car, storage, home gym or art studio space. It is an ideal opportunity for first-home buyers, professionals, families, couples, retirees, superannuation buyers and is a wonderful investment opportunity for investors looking to capitalise on the rental market. Everything you need is within walking distance making it the ultimate lifestyle destination whether you are an avid beach, suburban or urban-style buyer. This apartment is located within minutes of Kogarah village, Kogarah train station, bus transport, the medical corridor of St George Private and Public Hospitals, Rockdale Plaza, TAFE, library, various educational facilities, shopping centres, groovy cafes, and restaurants. Within 10 minutes of bayside beaches including Lady Robinsons Beach, Cook Park, various riverways and additional hospitality venues by the water like Georges River Sailing Club. Extremely convenient for those working at Sydney Airport and Port Botany as well as the Sydney CBD. Ready to be sold, this is your chance to enter a vibrant market in the desired postcode of 2217. Accommodation:- Double brick construction, high ceilings, quality natural sunlight combined with a lovely Feng Shui energy, airflow, and privacy. Move in with ease and enjoy.- Family-sized kitchen featuring range hood, oven, stove, space for meal preparing, cupboard storage and an open plan design. Seamless connection to the living/dining area.- Two bedrooms, one with a built-in wardrobe, a welcoming ambience and extremely convenient for those who are working within the medical industry, airport, Port Botany and local schools.- Quality investment nest egg for those investors, superannuation funds or retirees looking to increase their investment portfolio and have a solid rental stream income.- Top floor position, large L-shape balcony ideal for relaxing outdoors all year round with afternoon sunshine plus various double-glazed windows and a ventilation system installed.- Combined living and dining areas with space for entertaining guests, watching television, integrating a home office and with a low-maintenance lifestyle all year round.- Bathroom features shower, vanity, mirror, bathtub, toilet and with a separate external laundry on title which is suitable for washing and additional storage. - Secure intercom system, timber floors, split-system air-conditioning, pet-friendly block (subject to strata approval) and nbn™ Fibre to the Curb (FTTC) connected.- Oversized single garage for 1.5 cars with high ceilings, additional storage and caters to motoring enthusiasts, tradies, gym enthusiasts, artists, and musicians. Features & Amenities:- Set in the school catchment zones for Brighton-Le-Sands Public School, James Cook Boys Technology High School and Moorefield Girls High School. Plus, access to private educational facilities including Marist Catholic College Kogarah, St Patrick's Catholic Primary School and Sydney Technical High School.- 10-minute drive to Sydney Domestic & International Airports plus Port Botany.- 5-minute walk to Kogarah train transport for access to the T4 Eastern Suburbs & Illawarra Line Sydney Trains Network to the city of Sydney.- 8-minute walk to St George medical precinct (public and private hospitals).- Presents a lifestyle of convenience as a walk to everywhere address from delightful cafes, cycle pathways, parklands and nearby suburbs including Brighton-Le-Sands, Monterey, Ramsgate Beach, Sans Souci, Dolls Point, Rockdale, Carlton & Banksia.- 15-minute walk to Rockdale Plaza, Bunnings Warehouse & Rockdale Skate Park. Approximate Outgoings Per Quarter: Council: \$370pq approx. Water: \$164pq approx. Strata: \$769.30pq approx. Total Size: 98m2 approx. (as per contract for sale). Apartment: 67.8m2 approx. (as per contract for sale). Laundry: 6m2 approx. (as per contract for sale). Garage: 24.2m2 approx. (as per contract for sale). For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789 & 7229 1230. Myanna Wedes | 0431 927 391 & 7229 1231. Award-Winning Father & Daughter Team. Social Media: @TeamWedesBellePropertyBelle Property Platinum Elite Agents FY22 & FY21.*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided.