

**9/704-708 Princes Hway, Kogarah, NSW 2217**

KALUH REAL ESTATE

## **Apartment For Sale**

Friday, 19 January 2024

9/704-708 Princes Hway, Kogarah, NSW 2217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## **NORTH FACING UNIT - PLEASE CONTACT THE AGENT**

Presenting this spacious two-bedroom apartment situated in the heart of Kogarah providing you with a selection of amenities and balanced environment in terms of conveniences, nature, and safety. Walking distance to Kogarah train station and bus stops, cafes, shops, schools, hospitals, beach, and shopping centres. If you are a first home buyer or just thinking of downsizing, this apartment is the perfect place to call home! OR if you are in the market looking for investment property, this is a great opportunity with a strong rental yield. Property Features--Good sized balcony -Good sized open-plan lounge and dining area- Both bedrooms with built-in wardrobes and ensuite in main bedroom - Good sized kitchen with stone benchtop, gas cooktop and dishwasher.- Well-presented bathroom with bathtub - Good sized laundry room for your convenience- Intercom and Lift access to secure basement car park.Location-•?approx. 600m to Kogarah train station•?approx. 500m to Kogarah Public School•?approx. 450m to Tafe NSW St George, James Cook Boys Highschool & Moorefield Girls Highschool•?approx. 800m to Rockdale Plaza•?approx. 900m to St George Hospital •?approx. 1km to Kogarah Private Hospital•?approx. 1.9km to Brighton Le Sands Beach •?approx. 4.8 km to Sydney Airport Approximate Outgoings Payable Per Quarter-STRATA - approx. \$1,073 pqCOUNCIL- approx \$365 pqWATER - approx \$158.45 pqApproximate Area -Unit area: 101 sqm (approx.)Garage Area: 17sqm (approx.)Total Size: 118 sqm (approx.)Inspection-View as advertised or Call us to arrange private inspection! 02 8357 8800 Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy; we do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own enquiries.