

**1/11 Blake Street, Kogarah, NSW, 2217**



**Apartment For Sale**

Wednesday, 14 August 2024

1/11 Blake Street, Kogarah, NSW, 2217

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Bill Kostov

## The One - Ground Floor Unit

Perfect Entry Point into the Kogarah Market!

Discover this affordable ground floor unit, ideal for first-time buyers or savvy investors. Located in a small, boutique complex of just 8 units, this property offers a unique opportunity to create your dream home or secure a valuable investment.

Key Features:

- **Private Access Off-Street Car Spot:** Enjoy the convenience of a direct, private car spot right at the front of the building.
- **Prime Location:** Just a 750m walk to Kogarah Train Station and Town Centre, providing easy access to all amenities. The Kogarah Town Centre has a range of shops, cafes, and restaurants to explore. You'll find everything from daily essentials to unique local eateries
- **Renovation Potential:** A fantastic opportunity to renovate and personalise your space.
- **Boutique Complex:** With only 8 units, experience a sense of community and exclusivity.

Don't miss out on this rare chance to enter the Kogarah market at an affordable price. Whether you're looking to make it your home or add to your investment portfolio, this unit is a must-see!

Kogarah offers a variety of amenities that make it a convenient and vibrant place to live:

- **Shopping and Dining:** With Kogarah Clubhouse (RSL) around the corner, this location is ideal for dining and being part of the community. Also, the Kogarah Town Centre has a range of shops, cafes, and restaurants to explore. You'll find everything from daily essentials to unique local eateries.

- **Healthcare:** St George Hospital, one of Sydney's major hospitals, is located in Kogarah, providing excellent healthcare services

Kogarah has a variety of schools catering to different educational needs:

- **Primary Schools**

Kogarah Public School: A well-regarded primary school offering a strong foundation in education

St Patrick's Primary School: A co-educational Catholic primary school known for its supportive community

- **High Schools**

Kogarah High School: A comprehensive co-educational school with a focus on respect, responsibility and resilience.

St George Girls High School: A selective high school for girls, known for its academic excellence.

James Cook Boys Technology High School: A boys' high school with a focus on technology and practical skills.

Moorefield Girls High School: A comprehensive high school for girls, offering a wide range of subjects and extracurricular activities.

- **Sports and Fitness:** Located just 400m away from Hardcore Gym. Also, Jubilee Stadium hosts various sporting events and is a great spot for sports enthusiasts.

- **Cultural Attractions:** The Bruce Lee Statue and local churches like St Paul's Anglican Church add cultural and historical value to the area.

Contact me for more information