

**1/19 Moani Avenue, Gymea, NSW, 2227**



**Apartment For Sale**

Monday, 23 September 2024

1/19 Moani Avenue, Gymea, NSW, 2227

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Modern Functionality

Positioned on the first floor of a secure brick complex in the heart of Gymea, this newly renovated apartment exemplifies modern sophistication with its refined interiors and high-end finishes. The function layout combines generous proportions with light-filled spaces, including a central open plan living area, a contemporary kitchen, and two spacious bedrooms with built-in robes. A private north facing balcony extends the living space outdoors, offering a serene retreat for relaxation.

### Main Features Include:

- Sundrenched open plan living and dining area crafted for both comfort and elegance, seamlessly extending to a private balcony
- Fully renovated kitchen featuring premium Bosch dishwasher, Westinghouse oven, sleek cabinetry, and generous storage space
- Two generously sized bedrooms, each adorned with large windows that captures the natural light, ceiling fans for comfort, and the master bedroom includes a walk-in robe
- Central bathroom boasting floor-to-ceiling tiles, a mirrored shaving cabinet, and premium modern fixtures for a refined, polished look
- Spacious internal laundry room complete with a wash tub, plus additional linen cupboard for extra storage
- Private entertaining balcony off living area for effortless indoor-outdoor entertaining
- Secure single lock-up garage with convenient internal access to the complex + ample on-street parking for guests and additional vehicles
- Approximate Fees: Strata \$690pq | Council \$381pq | Water \$172pq

Conveniently set close to local cafes, restaurants, medical facilities, Gymea Village, Gymea Station, TAFE NSW Gymea, Kirrawee Public School and in the Gymea Technology High School catchment