

1001/11 Garrigarrang Avenue, Kogarah, NSW, 2217 honerdodd

Apartment For Sale

Tuesday, 17 September 2024

1001/11 Garrigarrang Avenue, Kogarah, NSW, 2217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Apartment

Luxury Premium Penthouse Apartment Within "Ramsgate Park"

Breathtaking Apartment capturing North Easterly panoramic city skyline and bay views from 10th floor position with only one minimal common wall.

Truly magnificent presentation enjoying an abundance of natural light through floor to ceiling glass onto enormous wrap around balcony terrace.

Well maintained as new complex with secure lift access to double side by side car accommodation plus separate storage.

Spacious oversized living of over 144sqm comprising:

- Gourmet open plan kitchen with high-end stainless-steel appliances, gas cooking, dishwasher and breakfast Island bar.
- Open layout with kitchen adjoining living and dining room with designer timber flooring.
- Seamless connection from indoor to outdoor accessing entertainers' balcony.
- Three generous bedrooms all with built-in robes plus study/4th bedroom.
- Master bedroom with built-in robes, ensuite and own access to balcony.
- Internal laundry plus separate linen cupboards.
- Ducted reverse cycle air conditioning throughout
- Communal gardens with children's playground, bonus rooftop garden area with BBQ facilities and visitor parking.
- Secure basement with 2 adjoining car spaces right at lift with separate storage cage.

Highly sought after complex so convenient to Ramsgate Beach/Sans Souci and St George Hospitals, Kogarah and Carlton Train Stations, Beverley Park Golf Course and Bus Services.

"When only the best will do" if thinking of downsizing for minimal maintenance with inspections highly recommended.

Approx Outgoing:

Council: \$405 p/q

Water: \$238 p/q

Strata: \$1510 p/q