

**13/19 Moani Avenue, Gymea, NSW, 2227**



**Apartment For Sale**

Tuesday, 29 October 2024

13/19 Moani Avenue, Gymea, NSW, 2227

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Troy Colman  
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## Footsteps to Gymea Village

Enjoying a privileged second floor setting and basking in a sunny northerly aspect this recently rejuvenated apartment is perfect for the first home buyer, shrewd investor or downsizer alike. Conveniently located, it is only footsteps to Gymea village shopping, restaurants, cafes and train station for an easy commute.

- Two good size bedrooms, main equipped with built-in robe
- Combined living/dining zone is thoughtful and functional
- Second floor position ensures a pleasant elevated outlook
- Fresh interiors invite immediate occupation and enjoyment
- Windows across three aspects invite sunlight throughout
- Neat bathroom, includes bath and separate powder room
- Modern kitchen providing ample storage and bench area
- Sunny, north facing balcony expands the living/dining space
- Secure single lock-up garage allows handy internal access
- Cost effective strata within a well-established development
- Excellent first home or intelligent investment opportunity
- Just footsteps to Gymea shopping village and train station

Strata Levies: \$690 p/q approx..

Council Rates: \$381 p/q approx..

Water Rates: \$172 p/q approx..

Total Area: 87sqm