

**4/5 Wilbar Avenue, Cronulla, NSW 2230**



**Apartment For Sale**

Wednesday, 10 July 2024

4/5 Wilbar Avenue, Cronulla, NSW 2230

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## For Sale

Located on the top floor of a small boutique building comprising just five units, this natural light-filled apartment features a cleverly designed layout with only one shared wall. Updated interiors and a sought-after northern orientation enhance its appeal. Conveniently positioned within easy walking distance to Cronulla's beaches, Gunnamatta Bay, and transport links, this property represents an excellent opportunity for first-time buyers or savvy investors seeking a prime location in a beachside suburb known for its strong rental demand.

- Top floor position with large balcony soaked in northern sun-
- Open plan and naturally light-filled, lounge and dining spaces
- Generous bedroom features built in robe and balcony access-
- Modernised kitchen offers plenty of cupboard storage-
- Updated bathroom featuring internal laundry facilities-
- Great lifestyle opportunity, scope to add further value-
- Set in a quiet boutique block of only five apartments-
- Extra-large registered car space, ideal investment choice-
- Walk to all of Cronulla's beaches and lifestyle amenities

Size: 58sqm + 13sqm (approx) Strata: \$1,064 per quarter (approx) Council: \$391 per quarter (approx) Water: \$173 per quarter (approx) Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524