

**507/3 Garrigarrang Avenue, Kogarah, NSW, 2217**



**Apartment For Sale**

Thursday, 22 August 2024

507/3 Garrigarrang Avenue, Kogarah, NSW, 2217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Picturesque Parkside Setting in the "Ramsgate Park" Apartments

Offering unrivalled lifestyle appeal, set within a prestige "Ramsgate Park" precinct, designed for modern comfort and surrounded by beautifully landscaped grounds.

This apartment situated in a vibrant location only moments away from Ramsgate Cosmopolitan hub of cafes, restaurants, pristine beaches, transport, parklands, Schools and Tafe.

Complimented by the following features:-

- 2 bedrooms, built-in robes, main with ensuite, both with balcony access
- Open plan lounge and dining flowing onto large covered balcony
- Stylish and sleek kitchen, stone bench tops, gas cooking, stainless steel appliances
- Two luxurious bathrooms, internal laundry
- Entertainers sun-drenched balcony enjoying park views
- Floor to ceiling windows providing natural light throughout
- Ducted air-conditioning, security entry with video intercom
- Roof top gardens with city and water views, children's play areas, water features and boardwalks
- Garrigarrang Early Learning & Child Care Centre within complex
- Lift access to secure basement car space, lock-up storage and ample visitor parking
- Currently tenanted until May 2022 and very well presented - \$500 per week
- Total size 104sqm (internal 88sqm, carspace 14sqm, storage 2sqm)

Strata - \$737.09 per quarter approx.

Council - \$355 per quarter approx.

Water - \$150.99 per quarter approx.

A fabulous opportunity providing a low-care designer lifestyle or solid investment. Truly a must to inspect.