

**8/22 Nerang Road, Cronulla, NSW 2230**



**Apartment For Sale**

Saturday, 29 June 2024

8/22 Nerang Road, Cronulla, NSW 2230

**Bedrooms: 2**

**Bathrooms: 1**

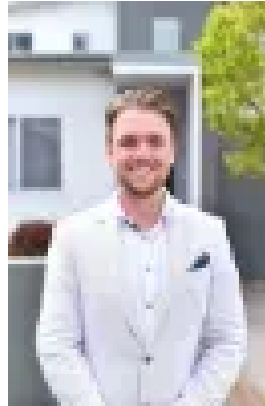
**Parkings: 1**

**Area: 104 m2**

**Type: Apartment**



Corey Bell  
0295239422



Jake Whittaker  
0295239422

## **\$890,000 - \$910,000**

Spacious interiors, quality fixtures and a free-flowing floorplan, this fully tiled, two-bedroom apartment caters to young couples, those looking to downsize and savvy investors alike. Ideally located within close proximity to Cronulla's beaches, shops, restaurants and railway, do not miss outstanding opportunity.- Set on the elevated ground floor of a well-maintained security building - Large open plan living and dining spaces flowing to oversized balcony- Well-proportioned open plan kitchen with quality appliances - Two well-sized bedrooms with built-in robes- Well maintained bathroom with separate bath, shower and WC- Single lock up garage, Spacious internal laundry- Walking distance from everything Cronulla has to offer  
Approximate Quarterly Outgoings: Water Rates: \$367.50| Council Rates: \$173.29| Strata Levies: \$1120.70  
Size: Approx. 87.3 sqm internally + 16.7 sqm garage = 104 sqm total