

G13/12 Stanley Street, Kogarah, NSW 2217



Apartment For Sale

Thursday, 14 March 2024

G13/12 Stanley Street, Kogarah, NSW 2217

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Myanna Wedes
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For Sale | \$595,000 - \$650,000

"Mile One": Welcome to a superb ground-floor apartment in the buzzing and centrally located suburb of Kogarah. This apartment was built in 2021 by award-winning developer Poly Global and represents generous proportions, a high standard of living and a low-maintenance lifestyle of convenience 365 days a year. Positioned in a well-established area, this apartment has been designed for effortless entertaining with no stairs making it suitable for all age demographics, first-home buyers, investors, those who require wheelchair access or downsizers wanting to lock up and travel throughout the year. The effortless connection from indoor to outdoor is incredible as you can access Stanley Lane from your outdoor courtyard to save time if you are working locally or out of the area. The apartment itself was designed with functionality, space and chic colour palettes, making it a contemporary option for those wanting that designer feel. Enjoy open plan living, plenty of storage, high ceilings, Daikin air-conditioning, stone benchtops, stainless steel appliances, engineered oak timber floors with brushed lacquer plus an outdoor courtyard that makes the apartment feel like a home. The block features secure video intercom access, a common reading area, rooftop outdoor dining with barbeque facilities, City and water views, and lush greenery making it the ideal location for fitness gurus, meditation, and Yoga specialists to enjoy unwinding on level ten. It is a wonderful investment opportunity for investors looking to capitalise on the rental market and with access to the medical precinct. With such a central position to transport options, this apartment will tick the boxes for buyers within St George and those looking to relocate from the Inner West, Sutherland Shire, City fringes and Western Suburbs. Everything you need is within walking distance making it the ultimate lifestyle destination whether you are an avid beach, suburban or urban-style buyer. This apartment is located within 400m of Kogarah village, Kogarah train station, bus transport, the medical corridor of St George Private and Public Hospitals, Rockdale Plaza, TAFE, library, various educational facilities, shopping centres, groovy cafes, and restaurants. For avid adventurers, the property is within 10 minutes of bayside beaches including Lady Robinsons Beach, Cook Park, various riverways and additional hospitality venues by the water like Georges River Sailing Club. Extremely convenient for those working at Sydney Airport and Port Botany as well as the Sydney CBD. Ready to be sold, this is your chance to enter a vibrant market in the desired postcode of 2217.

Accommodation & Key Attributes:- Ground floor position with quality Feng Shui energy, light, privacy, wheelchair friendly, no stairs, secure block and lift.- Wonderful designer kitchen featuring gas cooktop, dishwasher, quality stainless steel appliances, space for meal preparation, and plenty of cupboard storage.- Light-filled living and dining areas with space for entertaining guests, watching television, movies, sports and a separate study area for those working from home.- Family-sized bathroom with shower, toilet, vanity and a quality layout for those with young children/newborns.- Oversized bedroom with built-in wardrobe, a welcoming ambience and direct access to the outdoor courtyard.- Timber floors, Daikin split-system air-conditioning, pet-friendly block (subject to strata approval), nbn® Fibre to the Premises (FTTP) connected, two linen closets, internal laundry and storage cage.- Quality investment nest egg for investors, superannuation funds or retirees looking to increase their investment portfolio and have a solid rental stream income.- Access to a common rooftop with city views, barbeque facilities, gardens, an area for fitness workouts catering to all-day enjoyment and a building manager.

Local Amenities & Community Points Of Interest:- Set in the school catchment zones for Kogarah Public School, Kogarah High School and St George Girls High School. Plus, access to private educational facilities including Marist Catholic College Kogarah, St Patrick's Catholic Primary School and Sydney Technical High School.- 10-minute drive to Sydney Domestic & International Airports plus Port Botany.- 5-minute walk to Kogarah train transport for access to the T4 Eastern Suburbs & Illawarra Line Sydney Trains Network to the city of Sydney.- 8-minute walk to St George Medical Precinct (public and private hospitals).- Presents a lifestyle of convenience as a walk to everywhere address from delightful cafes, cycle pathways, parklands and nearby suburbs including Brighton-Le-Sands, Monterey, Ramsgate Beach, Sans Souci, Dolls Point, Rockdale, Carlton & Banksia.- 20-minute walk to Rockdale Plaza, Bunnings Warehouse & Rockdale Skate Park.

Approximate Outgoings Per Quarter:Council: \$404.10pq approx.Water: \$250pq approx.Strata: \$1128.76pq approx.Total Size: 91m² approx. (as per contract for sale and strata plan).Apartment Size: 89m² approx. (as per contract for sale and strata plan).Storage Cage: 2m² approx. (as per contract for sale and strata plan).Apartment Tenanted: Yes, the apartment is currently tenanted. The tenant is paying \$580 per week on a lease that expires on 14/08/2024.Strata Report Available: Yes.For more information or to discuss this property, please contact:Patrick Wedes | 0418 356 789.Myanna Wedes | 0431 927 391.Taj Melrose | 0475 389 054.Office: 02 9599 4044.Direct Line: 02 7229 1231.Award Winning Local Specialist Family Team.Belle Property Platinum Elite Agents FY23, FY22 & FY21.*All information contained herein is gathered from sources we consider to be reliable, however, we cannot

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