

35/1-9 Warburton Street, Gymea, NSW, 2227



Unit For Sale

Tuesday, 3 September 2024

35/1-9 Warburton Street, Gymea, NSW, 2227

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Dino Salvatore
0295258066

Functionality and Unparalleled Convenience

Merging functionality with convenience, this top floor apartment facing Warburton Street, offers low maintenance living and a contemporary lifestyle. The thoughtfully designed interior features two generously sized bedrooms, a spacious kitchen, and a combined living and dining area that seamlessly flows to a covered balcony. This elevated outdoor space offers sweeping street views, providing the perfect setting for relaxation and entertainment.

Main Features Include:

- Combined living and dining area featuring glass sliding doors that open to private balcony
- Separate kitchen with ample cabinetry and seamlessly adjoining the adjacent dining area
- Two generous bedrooms with large windows capturing the natural light, one with built-in wardrobe
- Bathroom with separate bath and shower + internal laundry room with washtub
- Covered entertaining balcony offering elevated street views
- Single lock up garage in secure basement
- Lot Size: 99sqm, Unit 82sqm + Garage 17sqm
- Approximate Fees: Strata \$728pq | Council \$368pq | Water \$173pq

Set in a secure double brick complex in the heart of Gymea providing unparalleled access to local cafes, restaurants, medical facilities, Gymea Station, Westfield Miranda, TAFE NSW Gymea, St Catherine Labouré Catholic Primary School, Kirrawee Public School and is also in the Gymea Technology High School catchment.

DISCLAIMER: The images used to advertise this property contain virtual furniture