



12/22-24 President Avenue, KOGARAH

Sold by Bart 0431 586 169 & Norma 0421 050 199

Nestled between the vibrancy of the Kogarah CBD and the idyllic lifestyle of Brighton Le Sands dining and leisure precinct, this secure full brick top floor unit combines the modern comforts of a full renovation with absolute convenience.

Features include:

- Renovated kitchen, stainless steel appliances & stone benchtops
- Linen cupboard and generous kitchen storage
- Spacious and well ventilated bathroom with adjoining internal laundry
- Gleaming tile flooring and down lights throughout
- Two double bedrooms with robes, main with large entertainers balcony
- Tandem lock up garage with rear lane access
- Security intercom
- Perfect easy care investment or first home
- 112sqm total on title

Moments to Kogarah CBD, Rockdale Plaza and Brighton Le Sands!

PRICE GUIDE: \$630,000.00

Area:	112 m2
Council Rates:	\$321.00 p.q.
Water Rates:	\$168.00 p.q.
Strata Levy:	\$2,812.00 p.q.

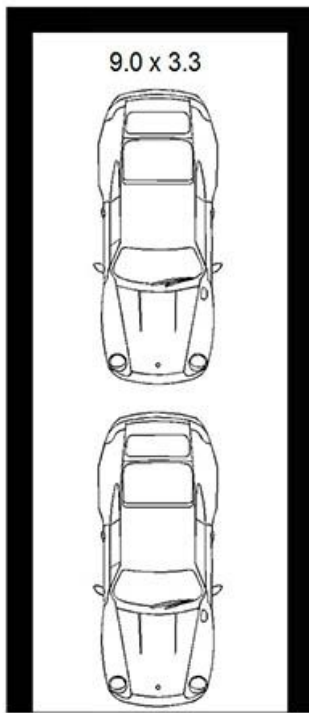


Walter Glaser
0402443777

argyproperty

OFFICE

02 9588 4888



12/22-24 President Avenue, Kogarah



Please note: All stated dimensions are approximate only.
Particulars given are of general information only and do not
constitute any representation on the part of the vendor or agent.