



## 6/39 Gladstone Street, KOGARAH

### Sold by Bart and Nik

Flawless in presentation and oozing street appeal, this generously proportioned 2 bedroom unit is positioned in a low maintenance building with very reasonable strata levies.

Would ideally suit those looking for something special or possibly a villa buyer.

Other features include:

- Very large lounge and dining areas
- 2 x generously sized bedrooms, both with built in robes
- Spacious kitchen with adjoining tiled breakfast bar area
- Quality appliances including cook-top, electric oven and dishwasher
- Oversize covered balcony, ideal for entertaining, alfresco dining or quiet cuppa
- Lock up garage
- Investors note: market rent \$520 p/w

This outstanding unit is positioned within easy reach of A choice of public and private schools, Kogarah CBD, Hurstville Westfields, St George Hospital and minutes to Brighton Le Sands dining and leisure precinct.

**PRICE GUIDE:** \$715,000.00

Area: 113 m2  
 Council Rates: \$337.00 p.q.  
 Water Rates: \$168.00 p.q.  
 Strata Levy: \$2,279.00 p.q.

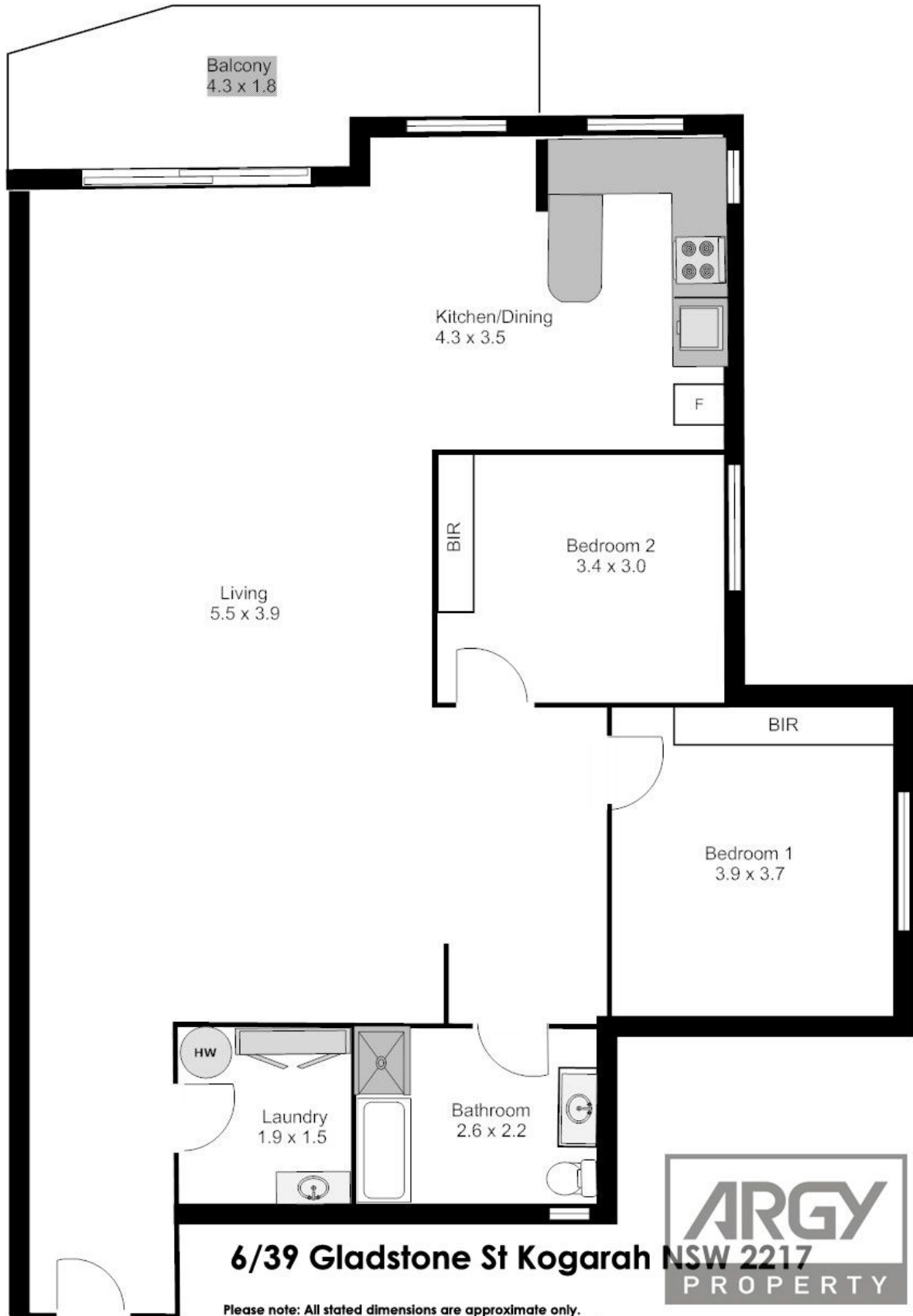


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Please note: All stated dimensions are approximate only.  
Particulars given are of general information only and do not  
constitute any representation on the part of the vendor or agent.