



3/11-13 Green Street, KOGARAH

Filled with sunlight

This large well maintained 2 bedroom unit in a quiet street has a desirable northerly aspect and is flooded with natural light. It has a large layout with open plan living and dining areas, whilst providing quiet and relaxing areas on both balconies. Positioned on the mid floor of this well maintained security building, it also offers:

- Contemporary kitchen with balcony access
- Wide windows encompassing district views
- Both bedrooms have built in wardrobes, master bedroom with good size balcony
- Stylish fully tiled bathroom with separate bath and shower
- Separate internal laundry
- Internal access to lockup garage

Move straight in, suitable for first home buyers looking to enter the market or investors. Close to St George TAFE, St George Public and Private Hospitals, Kogarah station, buses, Kogarah shops, Rockdale Plaza, schools and beach.

Outgoings approx. pq
 Strata: \$651
 Council rates: \$330
 Water: \$171

PRICE GUIDE: \$640,000.00

Council Rates: \$330.00 p.q.
 Water Rates: \$171.00 p.q.
 Strata Levy: \$2,604.00 p.q.



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Please note: All stated dimensions are approximate only.
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