



### 3/28 Guinea street, KOGARAH

#### UNDER OFFER

Situated on the first floor of this small block is this neat and tidy 2 bedroom unit. With the convenience of two balconies accessed from the lounge/dining area and main bedroom. Featuring:

- ☑ Sunny Northern aspect
- ☑ Close style kitchen ideal for spicy cooking
- ☑ Original bathroom with shower and separate bath
- ☑ Spacious internal laundry
- ☑ Car space on title

Superbly located in a desirable and quiet tree lined street, approx 500m to Kogarah Station, as wells Kogarah TAFE Hospital and Shopping Centre nearby. Perfect for the first home buyer or astute investor with the opportunity to renovate to increase its capital growth.

#### Outgoings:

Council rates \$316 p/q

Strata levies \$627 p/q

Water rates \$172 p/q

PRICE GUIDE: SOLD

Area: 98 m2

Council Rates: \$328.00 p.q.

Water Rates: \$177.00 p.q.

Strata Levy: \$2,291.00 p.q.



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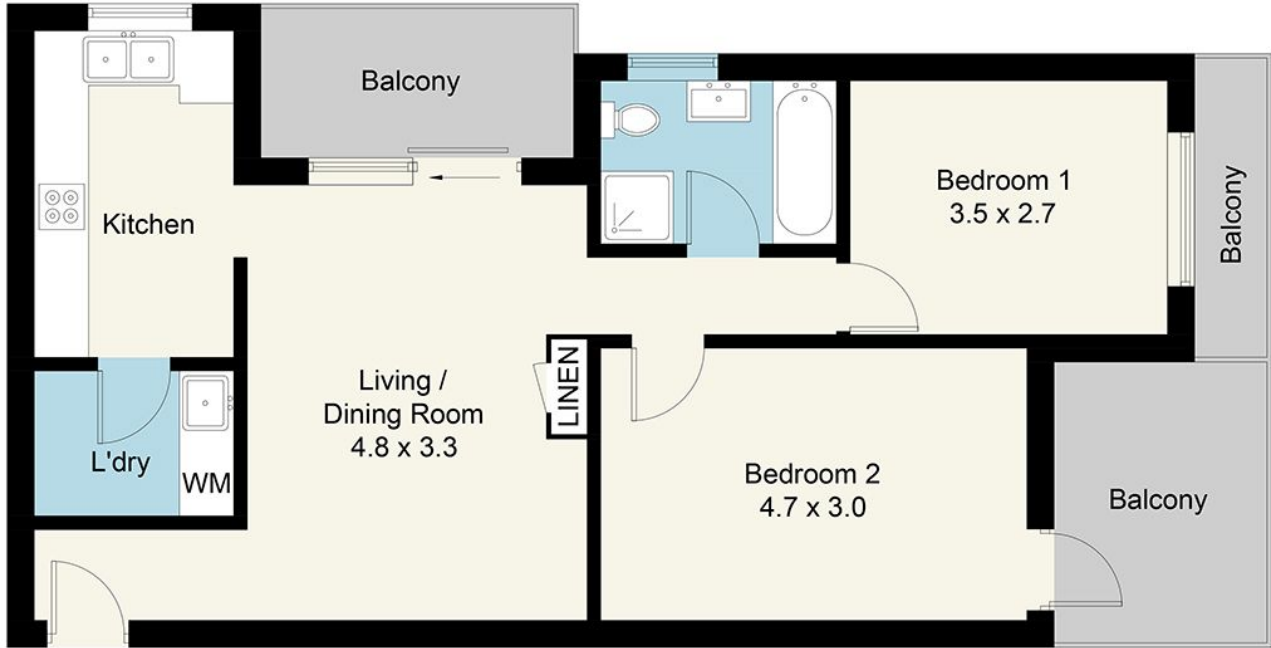


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**3/28 Guinea Street, Kogarah, NSW 2217**

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.



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