



17/4 King Street, KOGARAH

RENOVATE & PROFIT!

Ideal for those looking to get in the market at a lower price point and renovate to achieve capital growth or achieve a higher rental yield. Located within a boutique block of 18, this top floor unit has a desirable leafy outlook.

Other features include:

- Sunny Northeast facing balcony
- Tiled and spacious lounge & dining area
- Tidy well lit kitchen with breakfast bar
- Main bedroom with built-in robe and air conditioning
- Bright & airy second bedroom also with air conditioning
- original bathroom
- Internal laundry
- Lock up garage + additional storage

Extremely convenient location, less than 300m to Kogarah station and shops, as well as easily accessing a host of other local amenities.

PRICE GUIDE: \$581,000.00

Area:	104 m2
Council Rates:	\$360.16 p.q.
Water Rates:	\$153.56 p.q.
Strata Levy:	\$781.20 p.q.

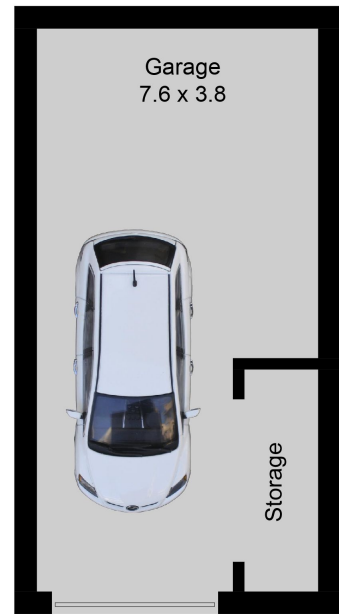
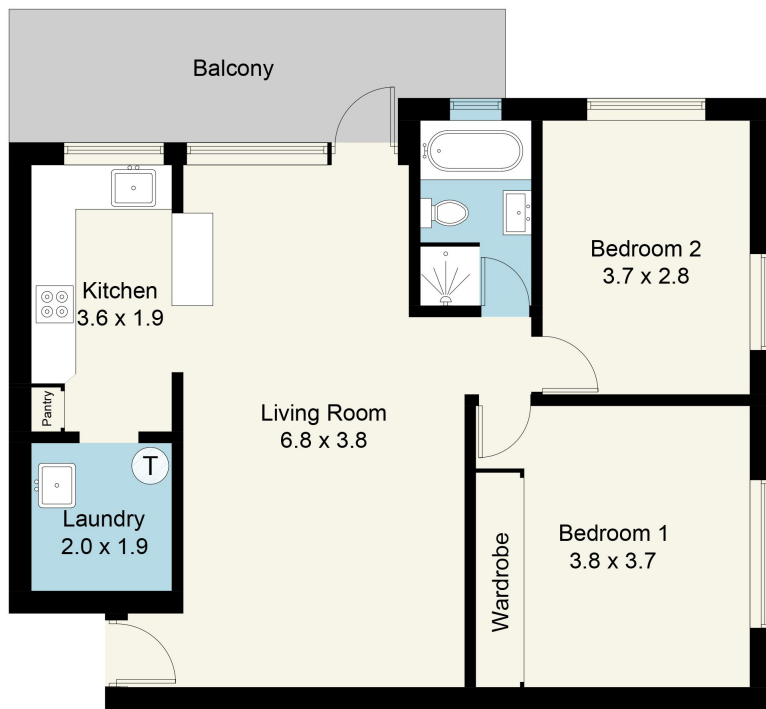


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OFFICE

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(Not Shown In Actual Location / Orientation)

17/2-6 King 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.

