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**PRICE GUIDE:** \$579,000

Area: 126 m2

## 26/232-246 Railway Parade, KOGARAH

### BRAND NEW NORTH FACING TOP FLOOR

Price reduced for this outstanding luxury 2 bedroom town house style unit that is positioned on the 3rd & 4th floor encompassing a Northern aspect. When complete you should be able to enjoy city and district views combined with masses of natural light & space for entertaining. Lavishly appointed with:

- ▣ Kitchen with stone bench-tops and splash back
- ▣ Generously sized bedrooms with built-in robes
- ▣ En-suite with his hers vanity and natural ventilation
- ▣ 3rd toilet down stairs for added convenience or guests
- ▣ Quality stainless steel appliances including gas cook-top, oven & dishwasher
- ▣ Large bathrooms with feature tiling & semi frameless showers
- ▣ Split system reverse cycle air conditioning
- ▣ Gas hot water system
- ▣ Sizeable area of 126 sqm
- ▣ Lift access
- ▣ Double security car spaces

An excellent investment opportunity with above average rental returns possible. Located within Kogarah CBD with a host of essential lifestyle conveniences at your doorstep. First home buyers take note! Builder is motivated to sell and you can benefit in excess of \$30,000 in government subsidies.



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