



# FOR SALE

## MODERN APARTMENT WITH STUNNING SYDNEY CBD TO NATIONAL PARK VIEWS

Enjoy elevated living on Level 8 in this beautifully designed 2-bedroom apartment, located in the heart of South Village, Kirrawee. Take in breathtaking views stretching from Sydney CBD to Botany Bay and the Royal.

2 Bedrooms | 1 Bathroom | 1 Secure Basement Parking | 1 Spacious Storage Cage

### Highlights:

- Uninterrupted 190° views of the city skyline, Botany Bay & Royal National Park
- Floor-to-ceiling windows in both bedrooms with built-in wardrobes
- Sleek bathroom with quality fittings
- Modern kitchen with Caesarstone benchtops, gas cooking & Smeg appliances including dishwasher
- Open-plan living and dining with air conditioning
- Balcony

### Prime Location: (approx. distances via Google Maps):

- In the vibrant South Village – Coles, ALDI, Woolworth, cafes, restaurants, gym & medical centre at your doorstep
- Just 300m (approx. 4-minute walk) to Kirrawee Train Station – reach the airport or Sydney CBD.
- Enjoy an oval and playground, just steps away.
- Close to schools, parks & local amenities

Don't miss out on this amazing lifestyle opportunity in one of Sutherland Shire's most connected locations.

Current rental return: \$700 II Council - \$381.40 PQ II Strata Levy - \$1415.71 PQ

Contact us today to book your inspection!

2  | 1  | 1 

PRICE:  
Just Listed

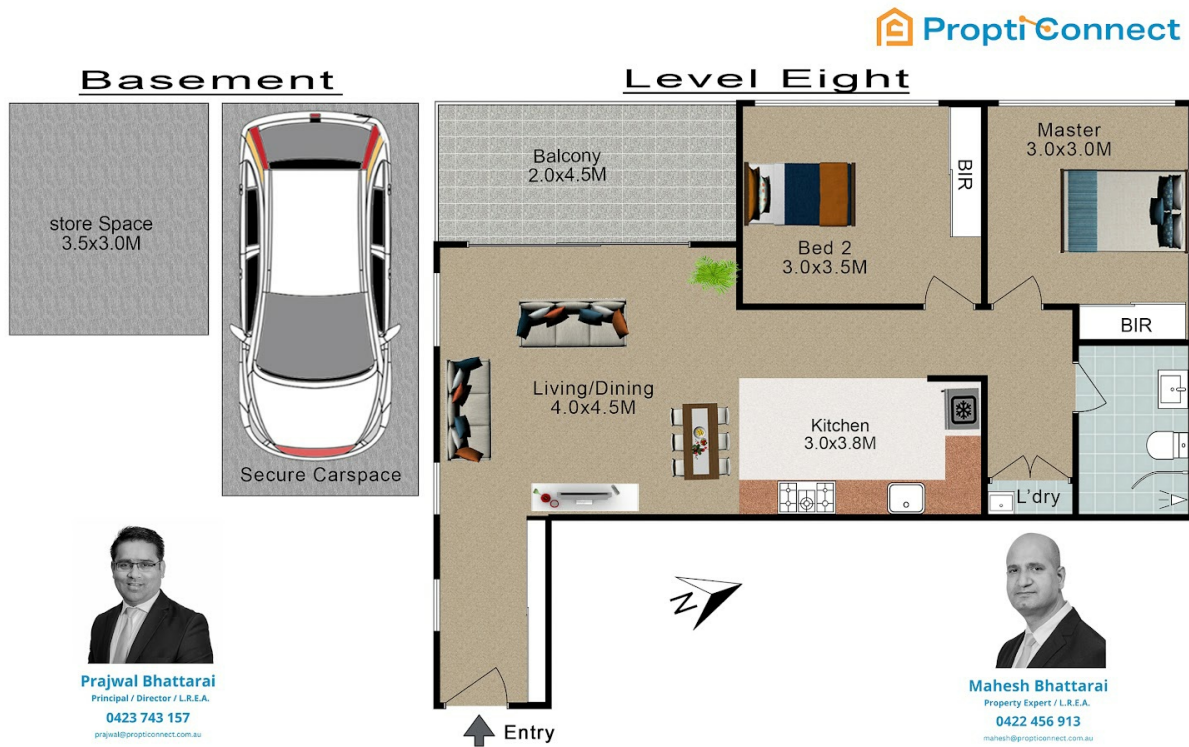


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**U807/3 VILLAGE PL, KIRRAWEE NSW 2232**

Disclaimer: Floor plans are for illustrative purposes and are intended to give a general indication of the layout only. All dimensions are approximate and are not intended to form part of any contract or warranty. Floor plan prepared by Fine Estates Photographs, 0431567185.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.