



# FOR SALE

## STYLISH 2 BEDROOM WITH LUG OPPOSITE KOGARAH TRAIN STATION

Vendors personal circumstances require a urgent sale, so this apartment is priced to sell !!

This fantastic new apartment is waiting for you.

Set directly opposite Kogarah Station, you only need to walk across the road and within a minute or two, you're at the station.

The location is outstanding.

And the old saying goes, buying the best property is all about location, location, location.

Another major advantage is that this apartment is positioned on the first floor at the rear of the building, offering quiet privacy. From the elevated bedroom windows, you can enjoy a leafy outlook with birdlife.

There is plenty of natural light entering all rooms.

There is only one common wall which is a rare advantage. The bedroom walls do not adjoin neighbouring apartments, providing an added sense of privacy.

Your flat has been renovated with upgrades to the kitchen, and bathroom, with a freshly enameled bathtub, new vanity cabinet and freshly painted throughout.

There is internal laundry plumbing and space for your washing machine. In addition, shared laundry facilities with washing machines are available downstairs for owners.

The building is full-brick, and the property is sold with a large lock up garage (LUG). Having a LUG in Kogarah opposite the train station is a wonderful benefit. As an owner you can arrive home, drive into your LUG and gain internal access to the corridor then up to your apartment.

The garage is approximately 5.5m x 3.0m, with an area of about 16.5m<sup>2</sup>. Good for storage and a car.

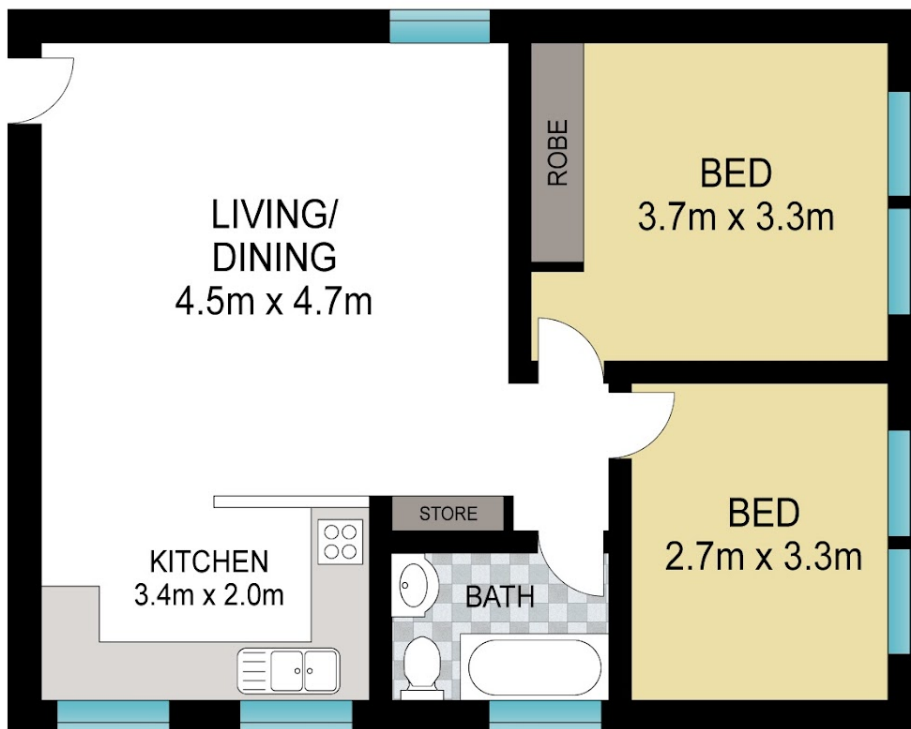
2 BED | 1 BATH | 1 CAR

PRICE:  
\$595,000

OPEN FOR INSPECTION:  
Apr 4 at 9:00am - 9:45am



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Disclaimer: This floorplan and all related information are provided by the Selling/ Listing agent as a guide for prospective buyers and is completed in good faith. However no representation or warranty is made as to the accuracy, completeness, currency, or reliability of any measurements, dimensions, areas, boundaries, fixtures, inclusions, or other particulars. The floorplan is indicative only and may be inaccurate, incomplete, or incorrect. Prospective purchasers must make and rely upon their own independent enquiries, inspections, measurements, and verification of all information (whether stated or not stated). To the maximum extent permitted by law, Gift4U Pty Ltd (the vendor), Craig Alexander, and the Selling and/or Listing agent(s) disclaim and exclude all liability for any loss, damage, cost, or expense arising from or connected with reliance on this floorplan or any information provided.



14/2 Station Street, Kogarah



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