

105/46-48 President Avenue, Caringbah, NSW 2229



## Apartment For Sale

Thursday, 30 May 2024

105/46-48 President Avenue, Caringbah, NSW 2229

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ivan Lampret  
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## For Sale

Tastefully appointed and bathed in natural light, this first floor apartment features a clever open plan design with spacious interiors that extend to a generous entertainer's balcony overlooking Caringbah Oval and playing fields. Positioned on the first floor at the rear of the building and within footsteps to village shops, vibrant eateries and public transport, this modern apartment would make for an ideal first home or investment. - Wrap around entertainer's balcony with oval outlook - Spacious open plan interiors flooded in natural light - Island kitchen with stone benches and gas cook-top - Two spacious bedrooms feature built-in wardrobes - Ducted air-conditioning and security video intercom - Lift access, secure car space and lock-up storage cage - Great investment opportunity or first home purchase - Convenient to cafes, shops, schools, transport and beaches Size: 130sqm + 13sqm + 3sqm (approx) Strata: \$1178 per quarter (approx) Council: \$368 per quarter (approx) Water: \$171 per quarter (approx) Contact: Ivan Lampret 0416 188 000 or Karla Madgwick 0416 006 524