

**4/2-6 Koorabel Avenue, Gymea, NSW, 2227**

**ShireAgents**

**Apartment For Sale**

Saturday, 11 January 2025

4/2-6 Koorabel Avenue, Gymea, NSW, 2227

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Luke Mandile

## Unique Apartment Living in Prime Location!

How often do apartments come to market in a small secure complex, with a big wrap around balcony and in a prime location with a walk to everything lifestyle? Perfectly positioned approximately a 170m walk from Gymea Train Station and Gymea's buzzing village atmosphere with shops, cafes and restaurants this is apartment living at its finest.

### Features:

- Ground floor position with a great sized wrap around balcony, ideal for entertaining
- Small secure complex of 20 lots
- Two spacious bedrooms with brand new carpet and built-in wardrobes
- Updated bathroom with new vanity and toilet, plus separate bathtub and shower
- Freshly painted throughout and new LED lighting
- New floorboards in the living/dining area
- Single lock-up garage in secure basement with internal access into the building

This apartment is ideally suited to first-home buyers looking for an unbeatable lifestyle, investors seeking a great investment option and downsizers looking for a comfortable, easy-to-live-in apartment with minimal stairs.

Be quick to inspect to avoid disappointment as this one is sure to go quickly.

### Approximate Quarterly Rates:

Strata - \$1,060.33 \*

Water - \$172.79 \*

Council - \$381.40 \*

### Lot Size:

Apartment - 119m<sup>2</sup>

Garage - 19m<sup>2</sup>

Total Lot Size: 138m<sup>2</sup>

Please note some photos contain digital furniture.

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