

**5/5 Gray Street, Kogarah, NSW 2217**

mclaws

**Sold Apartment**

Monday, 4 September 2023

5/5 Gray Street, Kogarah, NSW 2217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 138 m2**

**Type: Apartment**



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**\$865,000**

Centrally positioned in the heart of Kogarah, this renovated apartment boasts an extra-large open plan living and dining area that seamlessly flows onto a large covered entertainer's balcony. The master bedroom also has a private balcony exclusively for its occupants. Located just a short stroll away from Kogarah's vibrant amenities, including Kogarah Train Station, cafes, restaurants, schools, library, hospitals, and bus stops, this prime address offers unparalleled convenience for modern living. The apartment features a spacious gourmet kitchen with an induction cooktop, powerful rangehood, BOSCH dishwasher, stone benchtop, and ample cupboard space for storage. With its superb location, moments away from Kogarah Village, transportation hubs, charming cafes, reputable schools, and top-notch hospitals, this 3-bedroom secure apartment boasts tasteful modern upgrades and abundant natural light, making it a perfect choice for owner occupiers and savvy investors alike looking to secure a property in a sought-after location with easy access to all essential amenities. FEATURES INCLUDE: \* Small block of 9 units \* 3 large bedrooms, all with built ins, main with own balcony. \* Ground floor storage room with an window opening, ideal for home office/ workshop \* Separate modern kitchen, ample cupboard and bench space, stainless steel appliances. \* Large living area flows onto the undercover sunny balcony. \* Sleek bathroom, fully renovated internal laundry with second toilet and shower. \* Internal access to the storeroom and the remote-controlled lock up garage. \* For investors, the rent potentials for this property is \$850-900 per week. Approximate Sizes Unit: 114 sqm Garage: 15 sqm Storeroom: 9 sqm Approximate outgoings per quarter: Strata \$859.90 | Council \$369 | Water \$180.38 Inspection as advertised or by appointment. Disclaimer: The information contained in this website has been prepared by Mclaws Property ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.