

Unit 9, 44-46 Monomeeth Street, Bexley







Oversized Ground Floor Unit with Private Entrance

Enjoy the comfort, space and convenience of this extra-large one-bedroom unit, ideally positioned on the ground floor of a boutique, low-maintenance complex.

Boasting a highly desirable north-easterly aspect, this charming unit is filled with natural sunlight and surrounded by greenery, creating a peaceful and inviting living environment. The added benefit of a private entrance via the balcony offers excellent convenience and accessibility, making it an ideal choice for downsizers, first-home buyers or those seeking easy ground-floor living.

Property Features:
• Impressively generous in size
• Open-plan living and dining area flowing seamlessly onto a sun-drenched balcony overlooking leafy greenery
• Neat and tidy kitchen featuring ample benchtop and cupboard space, plus an as-new stove
• Extra-large main bedroom offering plenty of space and comfort
• Well-maintained bathroom complete with both a separate shower and bathtub
• Convenient internal laundry area
• Private balcony entrance with easy ground-floor access
• Boutique complex with minimal ongoing maintenance

Convenient Location:
• Approximately 200m to public transport, providing easy access to Kogarah Station, Rockdale Station, local shops and St George Hospital precinct
• Within approximately 2km of Marist College Kogarah, Bexley Public School and St Gabriel's Primary School
• Approximately 800m to Bexley and Seaforth Parks

Quarter outgoings (approx.)
- Strata Levy $694 / Council $450 / Water $226

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Price	$550,000 - $600,000 Offers Invited
Property Type	Residential
Property ID	2323

Inspection Times

Sat 07 Nov, 11:45 AM - 12:30 PM

Agent Details

Yu (Dawn) Chan - 0478 768 024

Office Details

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CAPRI PROPERTY MANAGEMENT

Whether you are a first-home buyer, savvy investor or downsizer, this spacious and conveniently located apartment presents an excellent opportunity to secure a comfortable home in a sought-after location.

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