



1/17 Arthur Avenue, Cronulla

## Pristine Location

Modern and only footsteps from the Esplanade, yet close enough to capture intimate ocean vistas and coastal breezes, this contemporary beach-side abode offers the perfect opportunity to be positioned in one of Cronulla's finest locations. Set in a boutique block, this flawless three-bedroom apartment boasts elegant interiors bathing in natural light, a spacious gourmet kitchen with quality appliances and open plan living with ocean views. Sure to impress and spoilt for choice with an array of Cronulla's cafes, shops, parklands, swimming pools and coastal walks just moments from the front door, this beautiful apartment is an exquisite investment in lifestyle and location.

We Love:

- Seamless open plan living leading to sundrenched north facing balcony with water views
- Gourmet eat-in kitchen with stone bench-tops and quality stainless steel appliances
- Three generous size bedrooms all with built in mirrored robes.

Pluses:

- Modern bathroom with shower and floor to ceiling tiles
- Well thought out design with built-in laundry and storage throughout

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Caringbah  
(02) 9524 0111



- 1.5 lock up garage plus generous storage room for tools, bikes and surfboards
- Conveniently located only a short stroll to The Esplanade, corner store's, Cronulla Mall, transport links and Cronulla's selection of pristine beaches

Rates are as follows:

Water Rates - \$169 per quarter

Strata Rates - \$1822 per quarter

Council Rates - \$450 per quarter

Please note: The photos featured in this listing were taken prior to the tenancy.

Disclaimer: All reasonable care has been taken in preparing this advertisement. However, no warranty is given regarding the accuracy of the information. Interested parties should conduct their own inquiries to verify details.

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 5GNHR8           |
| Property Type | Apartment        |
| Land Area     | 115 m2           |
| Including     | Air Conditioning |
|               | Toilets (1)      |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Remote Garage    |

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