



## Monterey, 23/197-199 President Avenue

Look no further... THIS IS IT!

Dreaming of being by the beach this summer... towel and sunnies in hand and only metres from home... then this is the one for you!

An immaculate 2 bedroom, top floor North West facing unit in an exceptionally well kept security strata building approx 200m to beach, shops and transport.

Relax in the spacious airconditioned combined lounge / dining area with sunny balcony adjoining. The kitchen too is well appointed and invites space for further culinary entertaining. Both bedrooms will accommodate family needs and the separate laundry is also an added bonus creating more space for storage and future potential. An easy access Lock Up Garage is also on offer and all together making the perfect package for a beach side property to invest or live in.

Make an offer today.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13FNFN](http://ljhooker.com.au/13FNFN)

**Contact**  
**Joseph Galea**  
0405 148 099  
[joegalea@ljhbbs.com.au](mailto:joegalea@ljhbbs.com.au)

**Frank Mazor**  
0419 272 251  
[frankm@ljhbbs.com.au](mailto:frankm@ljhbbs.com.au)



**Disclaimer:** 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.

**LJ Hooker Brighton-Le-Sands**  
**(02) 9599 1511**



## More About this Property

Property ID	13FNFNN
Property Type	Apartment
Land Area	87.7 m <sup>2</sup>
Including	Air Conditioning Intercom Balcony Floorboards Built-in-Robes Secure Parking beachside bayside beach investment

**Joseph Galea 0405 148 099**

Licensed Real Estate Agent | joegalea@ljhbls.com.au

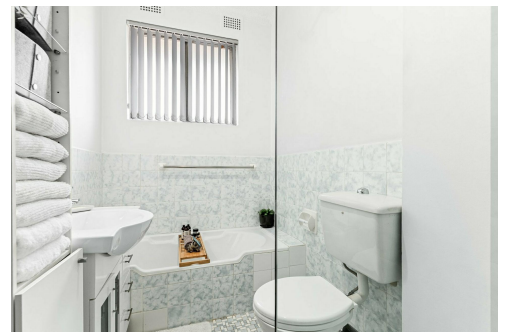
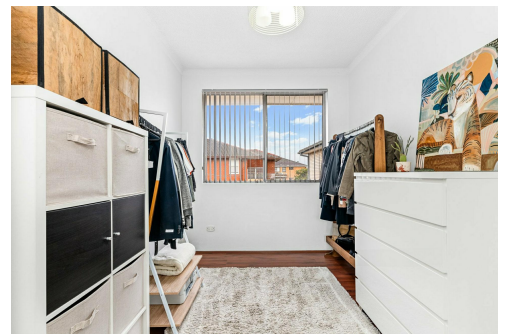
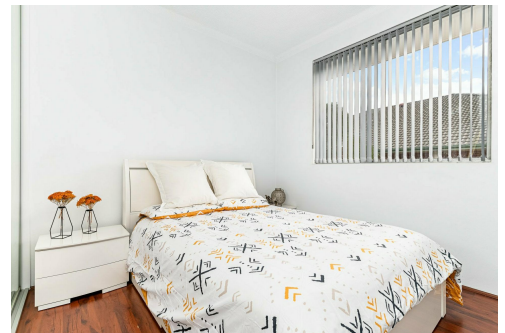
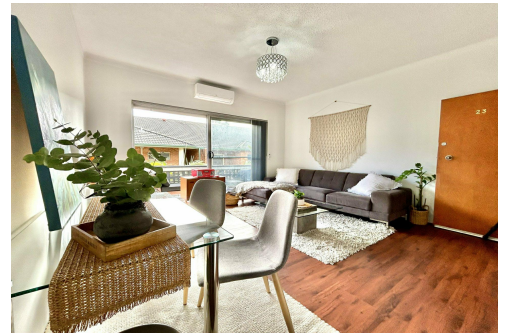
**Frank Mazor 0419 272 251**

Licensee | frankm@ljhbls.com.au

**LJ Hooker Brighton-Le-Sands (02) 9599 1511**

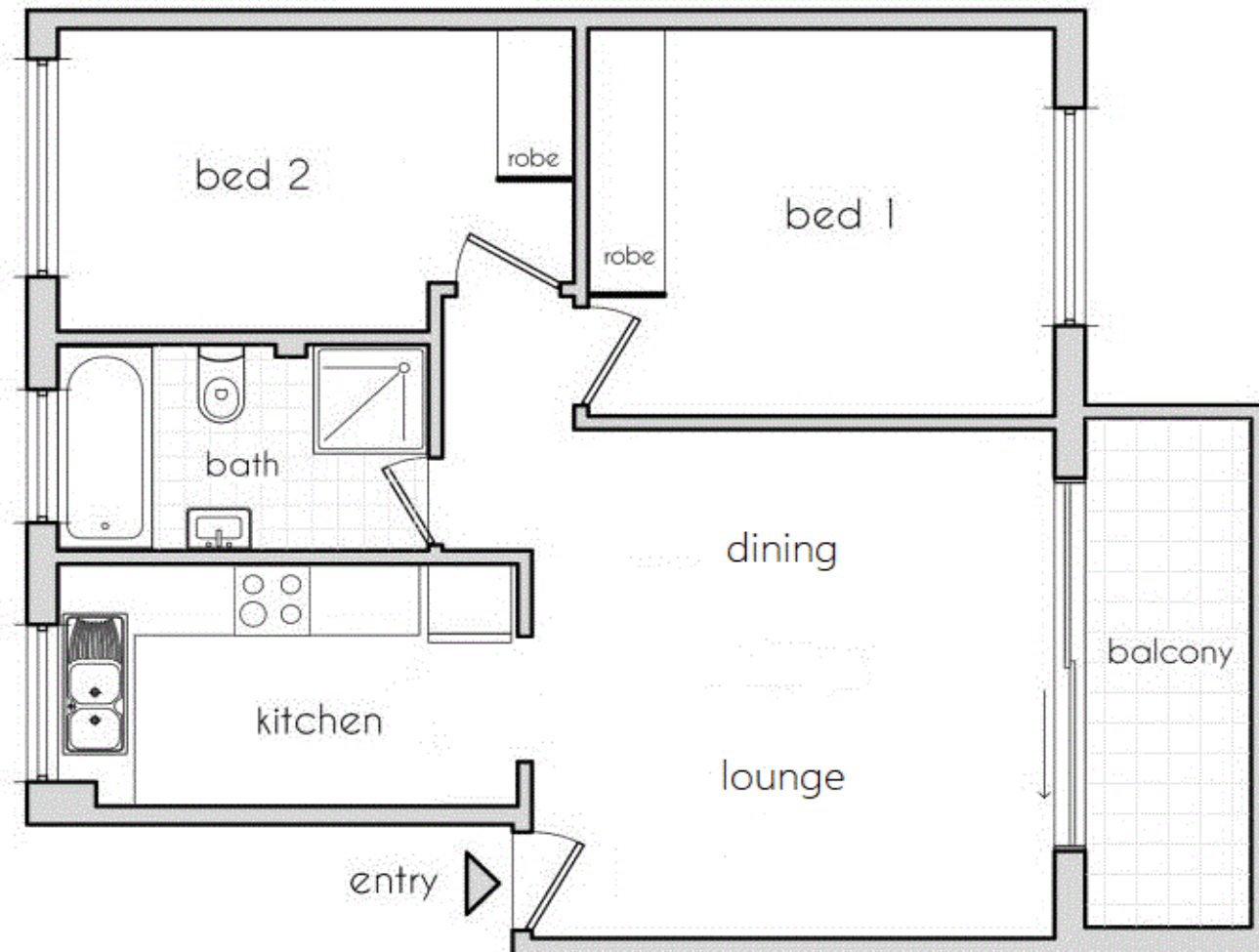
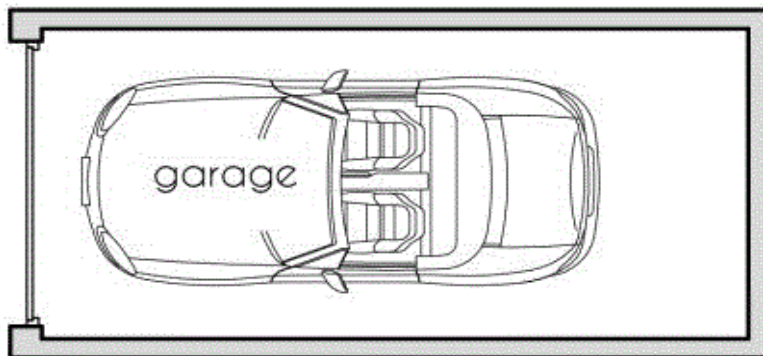
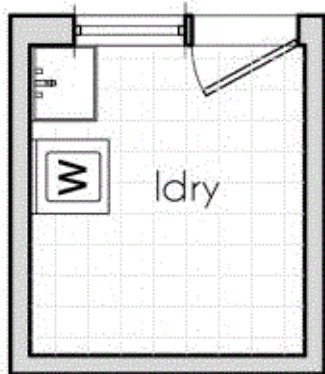
331 Bay Street, BRIGHTON-LE-SANDS NSW 2216

brightonnsw.ljhooker.com.au | info@ljhbls.com.au



**Disclaimer:** 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.

**LJ Hooker Brighton-Le-Sands  
(02) 9599 1511**



Unit size: 65.9sqm  
 Laundry size: 5.2sqm  
 Garage size: 16.6sqm  
 Total Lot area: 87.7sqm

Bayside Council Rates: \$393 p/q (approx)  
 Sydney Water Rates: \$171 p/q (approx)  
 Strata Levies: \$662 p/q (approx)

**23/197-199 President Ave, Monterey**



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by Igor Nedlic 0410581805 / spinpix.com.au



**LJ Hooker Brighton-Le-Sands**  
 (02) 9599 1511

**Disclaimer:** 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.