



18/209 President Ave, Monterey

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## Under Contract

Offered for the first time in over 40 years is this truly immaculate 2 bedroom top floor unit.

With massive light filled interiors flowing through the "L" shaped lounge & dining area, like new kitchen with bay windows, 2 generous bedrooms, built in robe, 2 large balconies, impeccable bathroom with separate bath and shower, internal laundry and distant water glimpses.

The great size lock up garage has easy and internal access.

"Garden Towers" is an extremely well kept security building with meticulously kept foyers and gardens and is located approx 200m to beach, shops and transport.

Make an offer today and be in for Christmas!

### FOR SALE

Auction

### AGENTS

Joseph Galea  
0405 148 099  
joegalea@ljhbls.com.au

Frank Mazor  
0419 272 251  
frankm@ljhbls.com.au

### AGENCY

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

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.



## MORE DETAILS

Property ID 13RXFNN  
Property Type Unit  
Land Area 113.4 m2  
Including Intercom  
Balcony  
Built-in-Robes  
Secure Parking  
Remote Garage  
water glimpses  
security building  
North East aspect  
2 balconies  
immaculate building

**Joseph Galea 0405 148 099**

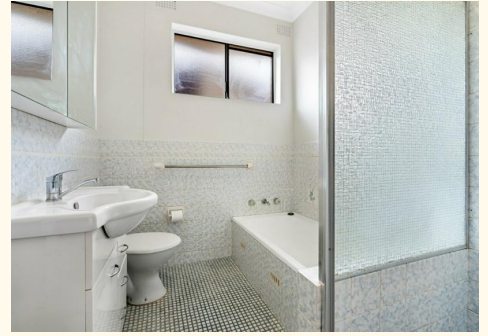
Area Specialist | [joegalea@ljhbls.com.au](mailto:joegalea@ljhbls.com.au)

**Frank Mazor 0419 272 251**

Principal/ Licensee in Charge | [frankm@ljhbls.com.au](mailto:frankm@ljhbls.com.au)

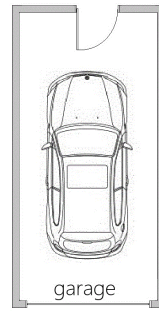
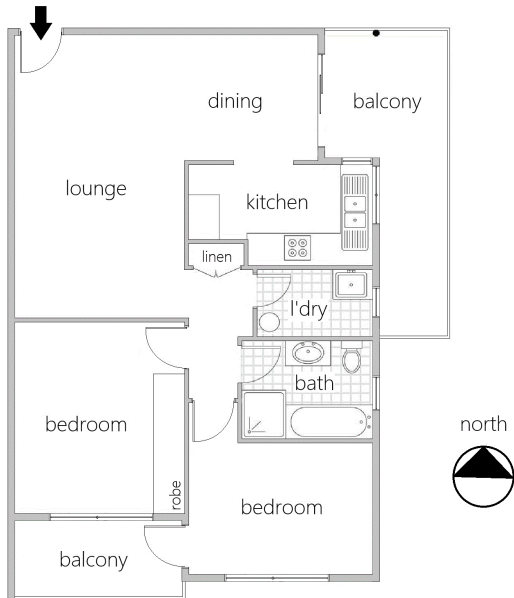
**LJ Hooker Brighton-Le-Sands (02) 9599 1511**

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"Garden Towers"  
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garage not shown in  
actual position

Internal unit size:  
92 sqm  
Internal garage size:  
21.4sqm  
Total combined area:  
113.4sqm

Strata levies:  
\$894 p/q  
Bayside Council rates:  
\$445 p/q  
Sydney Water rates:  
\$172 p/q

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.

 **LJ Hooker**  
Brighton-Le-Sands

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 **LJ Hooker**