



12/94 Chuter Avenue, Ramsgate Beach

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## Under Contract

### FOR SALE

Please Call

### AGENTS

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

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

### AGENCY

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

Enjoy entertaining with picturesque sunsets and sweeping views over Tonbridge Reserve, a North Westerly aspect offering bright light filled interiors, high ceilings and generous living accommodation all on offer here for the first time in over 30 years!

This truly immaculate 2 bedroom top floor unit boasts a commanding position opposed by none in undoubtedly one of Ramsgate Beach's most sought after locations.

With separate entrance foyer complete with built in linen press, this unit offers an ideal spacious floor plan with a large original kitchen, extensive main balcony for alfresco/ casual living, 2 liberal bedrooms (main with walk in robe and second balcony), a massive immaculate bathroom with separate bath and shower and internal laundry.

The extensive lock up garage has undercover access, the building is full security and is extremely well kept.

Located opposite Tonbridge Reserve, approx. 250m to beach, shops and with transport at the door... don't wait another moment... make this beach side beauty yours today!

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**

## MORE DETAILS

Property ID 13S3FNN  
Property Type Apartment  
Land Area 109 m2  
Including Intercom  
Balcony  
Built-in-Robes  
Secure Parking  
Lock Up Garage  
Oposite park  
Park Views  
200m to beach

**Joseph Galea 0405 148 099**

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

**Frank Mazor 0419 272 251**

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

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

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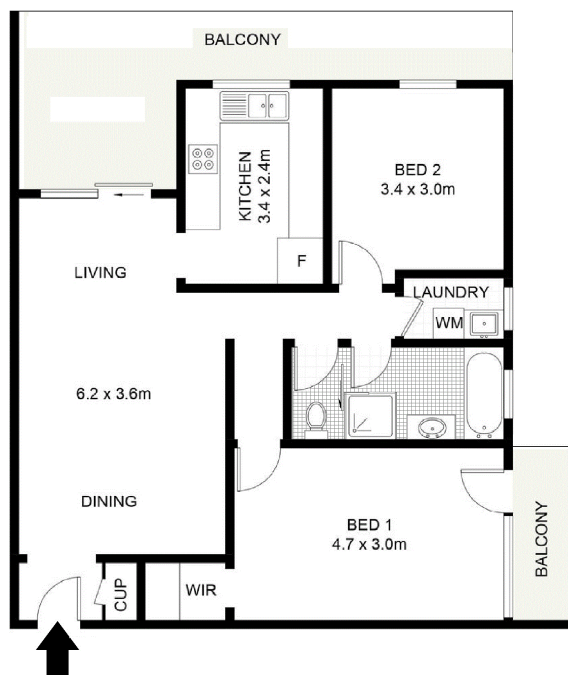


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(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Internal unit size:  
92sqm  
Internal garage size:  
17sqm  
Total area:  
109sqm

Strata Levies: \$789.20 p/q  
Bayside Council rates:  
\$448.20 p/q  
Sydney Water rates:  
\$172.83 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.