



1/68 Chuter Ave, Ramsgate Beach

## Front Villa... Just like a little house

Offered for the first time since new in a very tightly held complex of only 5 villas and positioned moments to wonderful Ramsgate Beach and Shopping Centre is this front North West facing (just like a little house) villa.




Opening from an inviting front porch overlooking manicured gardens, you will enter into a sun drenched living room with multiple "bay" windows and high ceilings with loads of room for entertaining the family.

The kitchen has been recently remodelled and has internal access to the laundry, lock up garage and courtyard.

Both bathrooms are in immaculate condition, all 3 bedrooms are of generous proportions and flowing through the villa is ducted R/C air conditioning.

With its own private driveway offering off street parking for 2 vehicles... do not waste another minute to grab this once in a lifetime opportunity!

Fabulous lifestyle position level walk to popular local cafes, the beach, opposite Ramsgate Public school and Saturday farmers markets.

3  2  2 

### FOR SALE

Please Call

### AGENTS

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

Frank Mazor  
0419 272 251  
frankm@ljhbbs.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.

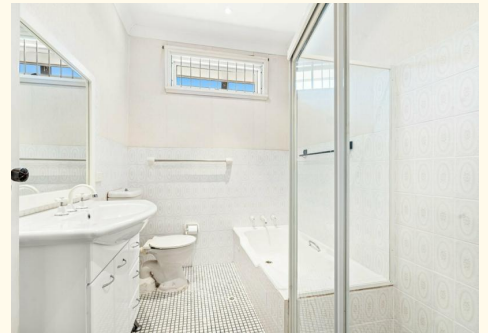
 **LJ Hooker**

## MORE DETAILS

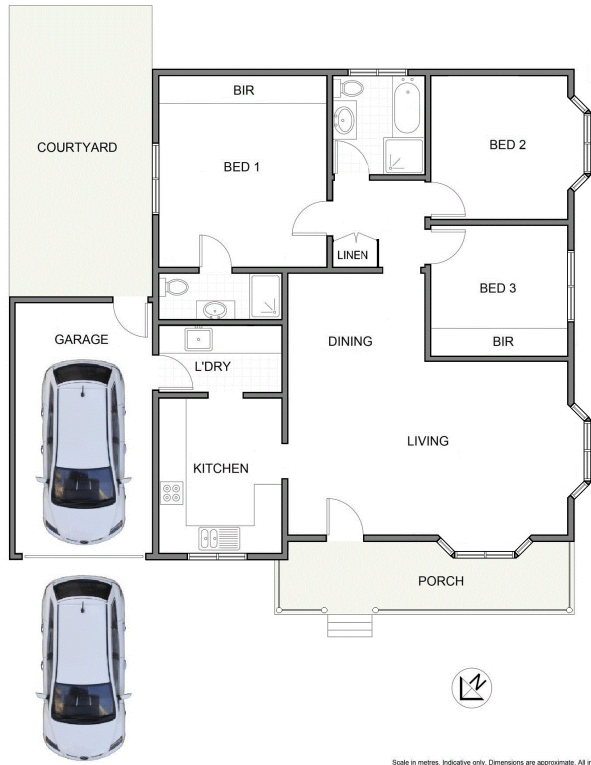
Property ID 13TVFNN  
Property Type Villa  
Land Area 150 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Courtyard  
Balcony  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Joseph Galea 0405 148 099**  
Area Specialist | josephg@ljhbls.com.au  
**Frank Mazor 0419 272 251**  
Principal/ Licensee in Charge | 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



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.



## Villa 1 68 Chuter Avenue, Ramsgate Beach

Total Villa size: 150sqm

Strata Levies: \$940 per quarter  
 Bayside Council Rates: \$490 per quarter  
 Sydney Water Rates: \$163 per quarter



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.