



404/34 Montgomery Street Kogarah, NSW



### Signature style in a near-new resort style community

Elevated high above the vibrant cultural, dining and retail hub of downtown Kogarah, this designer 'Monument' apartment combines its sweeping urban outlooks with smart stylish interiors to deliver an excellent low-maintenance property. It makes a great buying opportunity for young professionals, downsizers and investors alike due to its sleek presentation, high functionality and generous single-level layout. Residents here also have full access to the Monument's world class rooftop BBQ cabana area with an infinity pool and sun deck with panoramic views of Sydney CBD, Botany Bay and airport.

- A light, airy and open plan design with freshly appointed interiors
- An elevated aspect with outlooks over the surrounding area
- A covered dining terrace makes a great entertainment space
- Ultra-modern kitchen with quality stone benches and gas cooktop
- Two carpeted bedrooms with built in robes, main with ensuite
- Rooftop resort amenities capture panoramic views to Botany Bay
- Security car space with a storage cage, two designer bathrooms, intercom and lift access

**Price:** \$850,000 - \$900,000



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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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