

STONE



4/150 The Grand Parade Monterey, NSW

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## Ground floor beachside abode with north facing aspect

Perfectly positioned to reap the benefits of Monterey's vibrant beach lifestyle, this two-bedroom apartment offers convenience and privacy in a truly unmissable location. It is tucked away in a secure double brick complex and comes with good proportions and plenty of natural light throughout. The property is well-maintained and offers a move-in ready experience with personalisation potential, making it a fantastic home in a highly sought-after bayfront locale.

- Positioned directly opposite waterfront parks and foreshore walks
- A convenient ground floor position with own entry via the balcony
- The bright and breezy interior layout features sleek timber flooring
- Split system aircon and an ideal northerly aspect bringing in sunshine
- A functional kitchen with pantry space plus an updated bathroom
- The two fully carpeted bedrooms both have built-in wardrobes
- Set within a double brick building with a lock-up garage on title
- Easy access to cafes, shops and restaurant at Brighton-Le-Sands

**Price:** SOLD \$742,000 | Shaun Ramani  
**Council Rates:** \$421.30 p/q  
**Water Rates:** \$172.79 p/q  
**Strata Rates:** \$990.55 p/q



**Shaun Ramani**

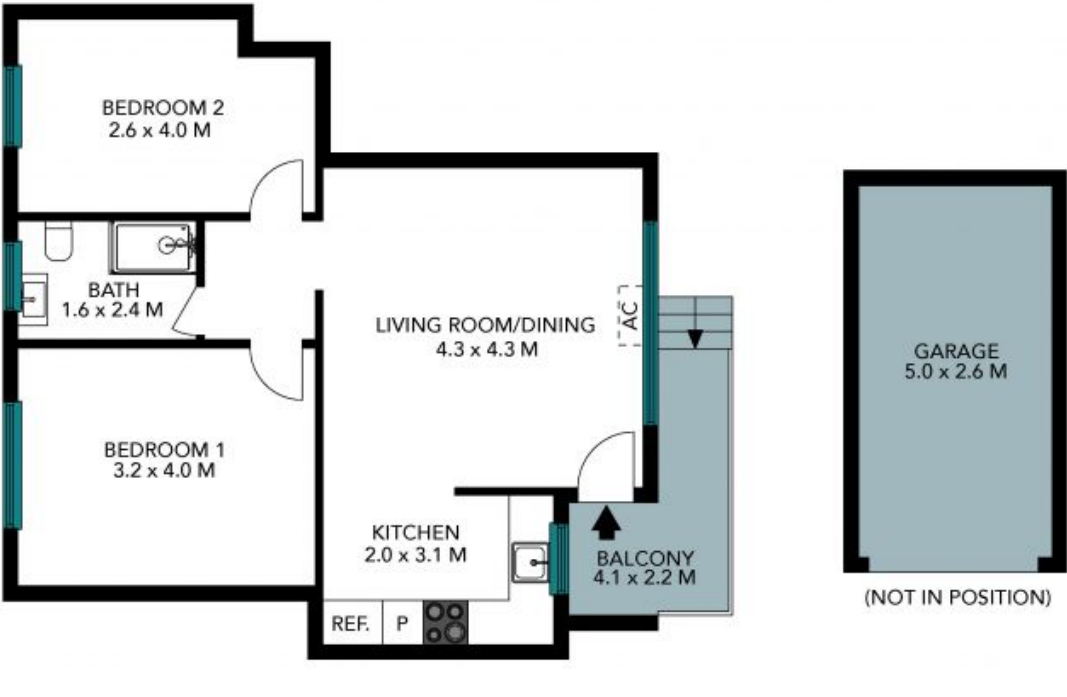
0417 444 919



**Ray Fadel**

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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.

4/150 The Grand Parade  
Monterey



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