



2/38-40 Talara Road GyMEA, NSW

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Beautifully updated and conveniently located apartment

This beautiful two-bedroom first floor security unit is in a prime position within easy walking distance to GyMEA Bay village. Ideal for the first home buyer, investor or those looking to downsize.

- Sunlit, open-plan living lounge and dining area which flows seamlessly to a sunny balcony
- Two good sized bedrooms both with built in wardrobes
- Updated modern kitchen with stainless steel appliances and dishwasher
- Modern bathroom with separate bath and shower
- Internal laundry, split system A/C
- Registered car space within the secure basement parking plus an extra lock-up storage room
- Moments to GyMEA Village CBD, restaurants, schools, shops and transport

Strata \$1035.60 per quarter approx.
Water \$172.79 per quarter approx.
Council \$381.45 per quarter approx.

Inspect:

Saturday, 21st September 2024 11:00 - 11:30

Price: For Sale - Contact agent

Council Rates: \$381.45 p/q

Water Rates: \$172.79 p/q

Strata Rates: \$1,035.60 p/q



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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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Gymea

STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.