



9/89 Alfred Street Ramsgate Beach, NSW

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## SOLD | \$1,000,000 | SAM ABBAS

Presenting this impressively spacious beachside apartment, which has been thoroughly renovated into a contemporary, light-filled oasis.

With three bedrooms featuring built-in wardrobes and an adjoining balcony, a large lounge and eat-in kitchen, it offers the dimensions of a classic freestanding home, without the price tag or maintenance.

Someone else has done all the hard work for you, so get set to unpack and spend blissful hours basking in the sun on Ramsgate Beach ? a mere 300 metres away. Stroll to cafes, Coles and Ramsgate Public School ? all just footsteps away, and live like you're on holidays, just 16km from the CBD.

- Sizeable L-shaped living zone, surrounded by oversized windows
- Large and bright kitchen with stone benchtops and dishwasher
- Renovated bathroom, plus laundry with second WC
- Floating floorboards and air conditioning
- Low strata fees: \$720.00 per quarter

**Price:** SOLD | \$1,000,000  
**Council Rates:** \$395.40 p/q  
**Water Rates:** \$173.48 p/q  
**Strata Rates:** \$723.07 p/q



**Sam Abbas**

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STONE



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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