



31/1 Kings Bay Avenue Five Dock, NSW



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## Sunny Leafy Garden Apartment

Generously proportioned throughout, this welcoming 2 bedroom plus separate dining/study ground floor garden apartment offers a lifestyle of comfort, peace and privacy. Being part of 'Kings Bay' offers a great location close to all amenities as well as the use of the resort style facilities which include a sparkling in ground pool and gymnasium.

Being centrally located and close to city buses and the future 'Metro', waterfront parklands, highly reputable local schools and the vibrant hub of Five Dock shopping centre represents added value.

Spacious living areas flow out to a sunny and private courtyard with a leafy outlook. A second courtyard off the formal dining/study also has a leafy outlook. The gourmet kitchen offers stainless steel appliances with Granite bench tops.

Both double bedrooms have built-ins, the main bedroom also has an ensuite. Included are 2 fully tiled bathrooms with marble top vanities, an internal laundry, high ceilings, gas bayonet, r/c air conditioner and secure access to a lock up garage.

Just a short stroll takes you to Barnwell Park Golf course and Canada Bay ...

- 2 Double bedrooms, 2 fully tiled bathrooms, security garden apartment
- Spacious lounge, separate dining/study, 2 courtyards with leafy outlook
- Modern stainless-steel kitchen, Granite bench tops, security L U Garage
- Both bedrooms have built-ins, the main with ensuite, r/c air con, Foxtel
- Close to all amenities, manicured grounds, sparkling I.G pool, Be quick!

**Price:** SOLD | Time Realty  
**Council Rates:** \$301.00 p/q  
**Water Rates:** \$159.00 p/q  
**Strata Rates:** \$1,608.20 p/q

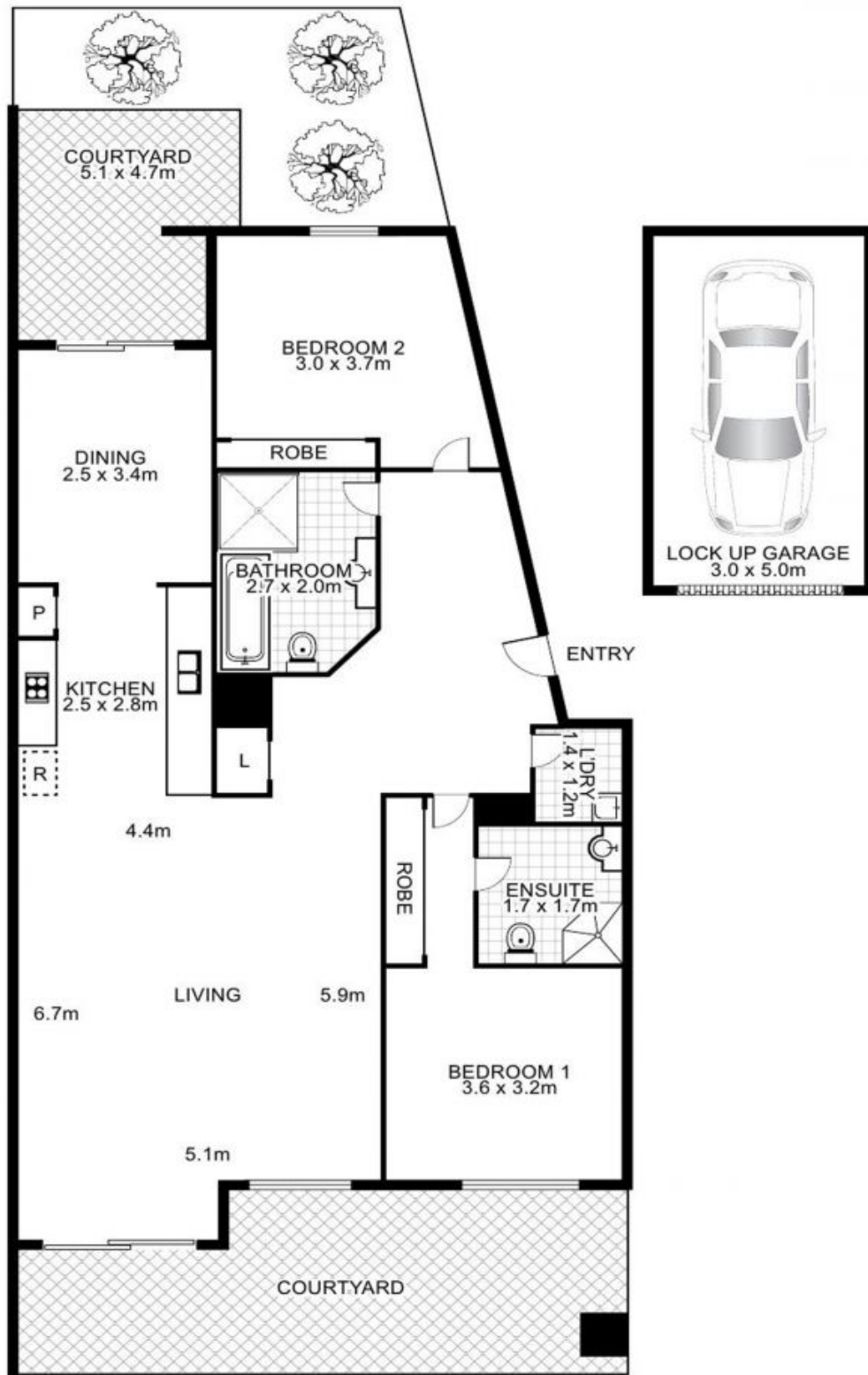
**Jim Piper**

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**Adam Scappatura**

0413 355 481

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



31/1 Kings Bay Ave  
FIVE DOCK

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