



6B/34-36 PHILLIP STREET, ST MARYS, NSW, AU 2760

Location & Convenience...

Elders St Marys are proud to introduce this impressive split level two bedroom unit positioned right in the heart of St Marys CBD. Located opposite Station Plaza and just a short walk to trains and buses, this home is the ideal investment or the perfect starter for those first time buyers. Features include:

First Floor:

- Large lounge upon entry leading to generously sized & private balcony
- Separate formal dining with split system air conditioner
- Large modern kitchen with Caesar stone bench tops, gas cooking and plenty of cupboard space
- Built-in laundry with clothes dryer included
- Second toilet
- Tiled throughout

Second Floor:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 10900654

SALE DETAILS

\$430,000-\$450,000

CONTACT DETAILS

St Mary's
200 Queen Street
St Mary's, NSW
02 9623 4033

Sally Muirhead
0414 740 277

- Main bedroom with his/hers mirrored built-ins
- Second bedroom with mirrored built-in and additional split system air conditioner
- Spacious modern bathroom with oversized shower
- Separate toilet
- Carpet throughout

Additional features include vertical blinds throughout, security entry door and underground car park with one space allocated.

Rent potential approx \$380 per week

Strata levies approx \$730 per quarter

Properties like this do not come along often, so be quic... this one will sell fast!

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Secure Parking

- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Air Conditioning
- Views: 0



6B/34-36 Phillip Street, St Marys

Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.



Rear



200 Queen Street
ST MARYS NSW 2760



Sally Muirhead
0414 740 277
sally.muirhead@cgaproperty.com.au

Front

- 2
- 1
- 1