



## 8/57-61 Auburn Street, SUTHERLAND, NSW 2232

### Solid Investment or Great First Home

A great opportunity to acquire this beautifully presented first floor apartment offering modern finishes and light-filled interiors. Situated at the rear of the complex with a serene leafy outlook yet close to local shops, cafes, schools, parks, train station and Sutherland CBD.

- Spacious open plan living/dining area opens onto balcony
- Near new kitchen with stainless appliances, stone benches
- Two double bedrooms with generous built-in wardrobes
- Refreshing main bathroom with separate bath and shower
- Air conditioning, floating floors, single lock-up garage

Total Area: 98sqm

Current Rental: \$450 p/w

Strata: \$796 p/q

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:** 8451839

#### SALE DETAILS

**For Sale \$575,000**

#### CONTACT DETAILS

**Sylvania**

3/202 Princes Highway  
SYLVANIA, NSW  
02 9522 6999

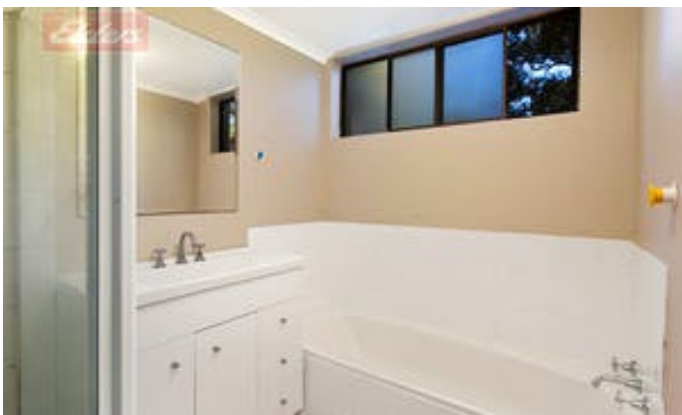
**Michelle Michell**

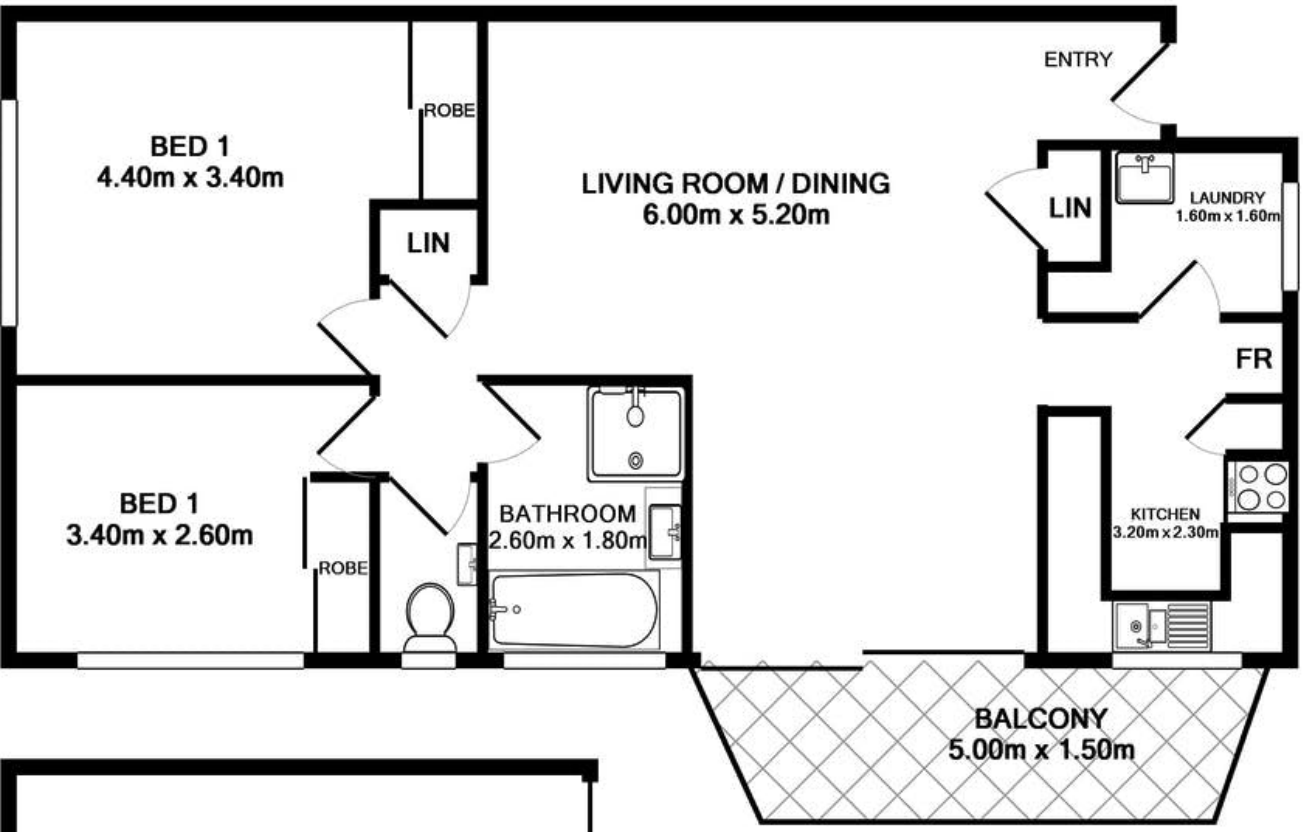
0407 212 755

Council: \$342 p/q

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

- Building Area: 98.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Air Conditioning





ALL MEASUREMENTS ARE APPROXIMATE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Marked fireplaces may be inactive. Rooms with cupboards and wardrobes are measured wall to wall and usually exclude wardrobe and cupboard measurements.