

**12/31 Eden Street, Arncliffe, NSW 2205**

ASSET ESTATE AGENTS

## Apartment For Sale

Thursday, 7 December 2023

12/31 Eden Street, Arncliffe, NSW 2205

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Apartment**



Jena Chahine  
0401671636



Jim Chahine  
0401671636

**For sale - Guide \$630,000**

A wonderful move-in ready opportunity, this well-proportioned first floor apartment is ideal for young couples, first homebuyers and investors alike. It's an easy walk to Arncliffe train station, local schools, parks, as well as local shops and dining precinct. Features:- Well-maintained double brick security block- Wide street appeal, expanding over two balconies- Prime north-east aspect with great natural light- Air-conditioned living space featuring sleek tiled flooring- Two good-sized balcony that captures elevated urban outlooks- Well-appointed kitchen complete with ample cupboard space- Two peaceful double bedrooms, main with balcony access- Tiled bathroom with separate bath and shower- Lock up garage with separate private laundry room- Unit size on plan: 106sqm total (84sqm internally) Levies per quarter: Strata \$842, Council \$383, Water \$170 Inspect Saturday 12.00-12.30pm or call Jena on 0429 188 046 for a private inspection.