

**14/40-44 Belmont Street, Sutherland, NSW 2232**



**Sold Apartment**

Thursday, 29 February 2024

14/40-44 Belmont Street, Sutherland, NSW 2232

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Eric Guiotto Lic  
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**\$720,000**

This immaculate apartment is situated in a well maintained complex, showcasing light filled, open plan living and a dining layout that flows to a large, covered balcony. Located in a sought-after ultra-convenient location with a high residential owner occupancy rate, the building is of quality construction, full brick and concrete and was awarded a shire design award when it was first built. Presenting an ideal opportunity for those seeking a low maintenance, ready to move in lifestyle, you are just minutes' walk to everything Sutherland has to offer, train station, shops, restaurants, and cafes.- Generous open plan living and dining area which flows seamlessly to the covered balcony- Large kitchen with ample bench space, breakfast bar and storage- Bathroom with separate bath and shower, separate laundry with ample storage- Two large bedrooms, both offering ceiling fans and built-in wardrobes- Security intercom entry, single basement lock up garage, reverse cycle air-conditioning- Perfectly located just moments to Sutherland, cafes, restaurants, train station and local parks

Approximate Quarterly Outgoings: Water Rates: \$171.41 | Council Rates: \$367.50 | Strata Rates: \$1191.25

For all your home loan needs call the team at GROW Home Loans on 02 9525 4666 or visit the Pulse website for more.