

**17/538-544 President Avenue, Sutherland, NSW**



**2232**

**Unit For Sale**

Wednesday, 24 April 2024

17/538-544 President Avenue, Sutherland, NSW 2232

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Greg Calderwood  
0295289299

## For Sale

Positioned on the ground floor of a quiet and secure complex, this two bedroom open plan unit presents the perfect opportunity to enjoy all Sutherland has to offer, being just minutes from cafés, shopping, restaurants and Sutherland Train Station.- Generous kitchen with tiled flooring, ample cupboard and bench space, quality Gorenje appliances and dishwasher.- Combined living and dining with LG split system air conditioning and electronic sliding door access to private entry.- Two great sized bedrooms both featuring mirrored built-in wardrobes and floorboards. Main bedroom complete with LG split system air conditioning.- Fully tiled modern bathroom with frameless walk in shower design, vanity with storage and mirrored cabinetry.- Convenient internal laundry with plenty of storage area and separate linen cupboard.- Single lock up garage in security basement.This spacious unit offers a lifestyle of quality and convenience and is an ideal opportunity to make a wise investment.Council Rate: \$367.50 per quarterWater Rate: \$171.41 + usage per quarterStrata Levy: \$974.36 per quarter