

**17 Palace Street, Auburn, NSW 2144**

**Duplex/Semi-detached For Sale**

Friday, 5 April 2024



**17 Palace Street, Auburn, NSW 2144**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Contact Agent

Don't miss out on this exceptional opportunity! This spacious family home offers expansive living, dining, and kitchen areas on the ground floor, complemented by generously sized bedrooms on the second floor-perfect for those who love to entertain. Your family and friends will relish the resort-style amenities, including a large pool and tennis court!Each bedroom boasts built-in wardrobes, with the master suite featuring an extra-large walk-in wardrobe and ensuite. The main bathroom offers the convenience of a separate shower and bathtub, while a third toilet is situated conveniently in the ground floor laundry, adjacent to the well-appointed kitchen. The kitchen comes equipped with a gas cooktop, oven, ducted range hood, and window overlooking the backyard so you are always connected to your guests or family outside under the spacious, covered alfresco dining area and backyard.Comfort is ensured throughout the year with ducted air-conditioning, supplemented by a split system in the main bedroom.The double lockup garage is accessible from the rear lane and you're conveniently located just a 5-minute drive from Berala train station and Woolworths, the area also offers proximity to a range of both government and private schools.You'll love:\* 252 sqm on title\* Ultra-low strata of \$439 pq\* Tiled living/kitchen areas, and stylish timber-style flooring throughout\* Main bedroom with walk-in wardrobe, air-conditioning and ensuite (with window)- All bedrooms with built-in wardrobes\* Cross ventilation on all floors\* Kitchen with stainless steel, gas cooktop, oven, and ducted range hood\* Ducted air-conditioning, split system in main bedroom\* 2 car-space lockup garage\* 1.4 km to Rosnay Public Golf Course, Trinity Catholic College (Regents Park), Berala Public School\* 1.6 km to Berala station, Woolworths, Regents Park Christian School, Auburn Tennis Centre and the Botanic Gardens\* 3.0 km to Al-Faisal College\* 3.6 km to Auburn Central Shopping