

**18/538-544 President Avenue, Sutherland, NSW  
2232**

**Apartment For Sale**

Friday, 19 April 2024

18/538-544 President Avenue, Sutherland, NSW 2232

**Bedrooms: 2**

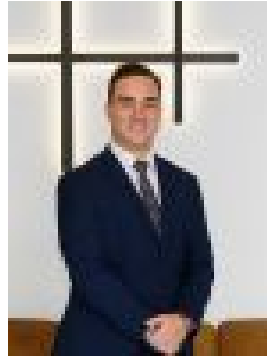
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Green  
0295248477



Jordan Agullo  
0295248477

## For Sale - Just Listed

With its easy ground-floor location, this updated and well-presented property provides a great opportunity for affordable apartment living close to all facilities and services. Featuring floating timber floor throughout, the apartment offers a sunny, open-plan living and dining area with a leafy, private outlook accompanied by a separate kitchen with plenty of benchtop and cupboard space. Both bedrooms are light and bright with built-in robes, complemented by a full bathroom with updated vanity. A spacious laundry and handy linen cupboard ensure good internal storage space. There is an extra-large lock-up garage, and plenty of visitor parking in the area. Located close to shopping at both Sutherland & South Village Kirrawee, extensive rail service, and schools, this property is a great entry-level opportunity for a first-home buyer or an excellent purchase for an astute investor. STRATA - \$974/QTR, RATES - \$367/QTR, WATER - \$171/QTR Est. SIZE: Internal: 73SQM; Total 90SQM approx. + Light and bright with floating timber floor throughout + Sunny, open-plan living and dining area with leafy outlook + Good-sized bedrooms with built-in robes + Spacious kitchen with plenty of benchtop and cupboard space + Full bathroom, internal laundry + storage + Large, single lock-up garage + Close to shopping, cafes/dining & railway station + Built 1991, one of 24 units in complex