

27/203 Auburn Rd, Yagoona, NSW, 2199

Sold Apartment

Wednesday, 21 June 2023

27/203 Auburn Rd, Yagoona, NSW, 2199

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Ari Pobert



Hadi Purwadi

EXECUTIVE LIVING - LARGEST 2 BEDROOM PLUS OFFICE ROOM APARTMENT IN YAGOONA CBD - MASSIVE PENTHOUSE SIZE

Set amidst extensively landscaped gardens and amongst a low rise boutique apartment complex - Salam Gardens, this North facing 2 bedroom plus study apartment is suitable for investors and owner occupiers alike – offering convenient location, spacious, modern and comfortable living at low maintenance cost.

Centrally located near the urban village – Mere walking distance to Yagoona Train Station, buses and retail/commercial centres, Approximately 3km to Bankstown CBD, 20 minutes to Parramatta CBD and about 20 kms to Sydney CBD, this penthouse-style apartment in Salam Gardens will provide you with a relaxed lifestyle close to all of life's necessities..

Contemporary and spacious in design, the apartments provide open plan living spaces with modern conveniences, air conditioning, gourmet kitchens and internal laundries. Living and entertaining areas are further maximised with apartments featuring balconies, courtyards or expansive terrace gardens.

Highlights include:

- Contemporary architect designed boutique apartment
- Expansive open plan living and dining area with porcelain tiles
- Fully landscaped garden, pedestrian path to entry porch
- Modern kitchens with Stone benchtop and stainless steel appliances
- Spacious study area/office room
- Spacious master bedroom with ensuite
- Quality finished modern bathroom and ensuite with full height wall tiles
- Massive 90sqm landscaped terraces surrounded with 43sqm planter box and District views
- LED downlights fittings throughout
- Stylish finishes with Soft close drawers
- Fly screens installed on every windows
- Split Air conditionings
- Internal laundry
- Security building with security Elevator access to unit
- Double Security parking with approx. size of 33sqm
- Retail, recreational and educational facilities nearby
- 5 minutes to Yagoona Train Station, regular buses to nearby retail and commercial centres
- Great Investment with potential rental of \$650/wk

Location Highlights:

- *5 min walk to Yagoona Train station and local shops (500m)
- *7 min walk to Yagoona Public School (600m)
- *8 min walk to Yagoona Community Centre & Al Sadiq College (700m)
- *10 min walk to Christ the King Catholic School (850m)
- *4min drive to TAFE NSW Bankstown (2.2 km)
- *5min drive to Bankstown Centro, Bankstown Train Station, Bankstown Sports Club, Bankstown RSL (2.5 km)
- *5min drive to St Brendan's Catholic Primary School (2.6km)
- *6 min drive to Bankstown Hospital (3.4km)
- *7 min drive to Bankstown Home Focus / Central (3.9km)

Estimate Outgoing per quarter:

Strata \$1,200

Council \$361

Water \$166

* HOUSE VIEWING ON SATURDAY or BY APPOINTMENT. PLEASE VIEW OUR WEBSITE DAILY FOR UPDATED OPEN TIMES or 30 minutes prior to all inspections.

**DISCLAIMER We have, in preparing this information supplied by the vendor and from relevant third-party sources, used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers must rely solely on their own inquiries and do their own diligence to verify the accuracy of the information contained herein. Virtual furniture may have been used.

*** Please be aware that all enquiries require a contact number and email address. Enquiries that do not have this information will not receive a response.

Please contact our office on 02 9771 6555 or 0479 144 888 to schedule for another private inspection.

Cancellation of open for inspection times may occasionally occur due to unforeseen circumstances.