

**3/31-33 Doodson Avenue, Lidcombe, NSW 2141**



**Sold Unit**

Thursday, 2 November 2023

3/31-33 Doodson Avenue, Lidcombe, NSW 2141

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Ryan KIM

0405604261

**\$810,000**

SOLD BLOCK RECORD BY RYAN KIM 0405 604 261  
SOLD BLOCK RECORD BY RYAN KIM 0405 604 261  
SOLD BLOCK RECORD BY RYAN KIM 0405 604 261  
SOLD BLOCK RECORD BY RYAN KIM 0405 604 261+ Sunny North-East aspect (corner position) & natural ventilation+ 5 minutes walk (500m) to Lidcombe train station+ Walking distance to schools (Lidcombe public school, St Joachim's Primary School, Korean language school), University of Sydney (Cumberland Campus) & TAFE NSW+ Easy access to M4, Lidcombe Shopping Center, Costco, Flemington Markets & Olympic Park+ Quiet and secure unit in a small block of 15 units+ Spacious, freshly painted modern interior with new floorboards installed throughout+ Large kitchen with stainless steel appliances, gas cooktop with window ventilation+ 3 Generous bedrooms with built-ins+ Huge, sun-drenched master bedroom with light-filled sun-room/study+ Large modern bathroom & en-suite to master bedroom+ Sunny north aspect balcony+ Separate large internal laundry+ Secure lock-up garage+ NBN / intercom  
Approx. Outgoings: strata-\$595.05/q | council-\$315/q | water-\$165/q  
Total floor=119sqm (internal+balconies=102sqm, lockup garage=17sqm)  
Contact Ryan 0405 604 261 for all inquiries.  
SOLD BLOCK RECORD BY RYAN KIM 0405 604 261  
SOLD BLOCK RECORD BY RYAN KIM 0405 604 261  
SOLD BLOCK RECORD BY RYAN KIM 0405 604 261  
SOLD BLOCK RECORD BY RYAN KIM 0405 604 261  
Disclaimer: The information included on this document is believed to be reliable and while every effort has been made to ensure that the information is accurate, One Realty Lidcombe Pty Ltd disclaim any implied warranty or representation about its accuracy, completeness or appropriateness for any particular purpose.