

**45 Beaumont Street, Auburn, NSW 2144**



**House For Sale**

Thursday, 13 June 2024

45 Beaumont Street, Auburn, NSW 2144

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Spiro Bougoukas  
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**\$1,700,000**

Situated on a quiet street and within walking distance to local schools and bus stops, the main home features three bedrooms with built-in wardrobes, modern tiling throughout, and a renovated bathroom with floor-to-ceiling tiles. The property also includes a double-brick granny flat with three bedrooms, modern inclusions, and an outdoor entertaining area.

**Main Home Features:-** Three spacious bedrooms with built-in wardrobes- Modern floor-to-ceiling tiling in the bathroom- Separate living and dining areas- U-shaped kitchen with gas cooking and a breakfast island- Tiled flooring throughout- Split system A/C- Second W/C

**Granny Flat Features:-** Solid double brick construction- Gourmet kitchen with stone benchtop and gas cooking- Three spacious bedrooms with built-in wardrobes and timber flooring- Two modern bathrooms, including an ensuite in the master bedroom- Backyard timber decking with an outdoor patio

**Land size:**  
Approx. 612sqm  
**Total rental income:** \$1800 per week