

46B Linden Street, Sutherland, NSW 2232

Hill&Viteri^{PROPERTY}

Townhouse For Sale

Friday, 29 March 2024

46B Linden Street, Sutherland, NSW 2232

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 249 m2

Type: Townhouse



Sebastian Viteri
0295452220



Marc Owens
0295452220

Auction

* Note: Parking along Galga Street and Leonay Street Architecturally designed with a fusion of modern luxuries and unmatched convenience in mind, this stunning duplex was completed in 2020 and showcases contemporary finishes and house-like proportions. This property is perfect for those valuing the blend of accessibility and low-maintenance lifestyle within close proximity of Sutherland Station. Some of the many features include:- Designer kitchen with stone benchtops, walk-in pantry, five burner gas cooktop and integrated dishwasher - Four generous bedrooms, each with mirrored built-in robes. The master offers walk-in robe and ensuite- The open plan living, dining and kitchen area is expansive and basks in an abundance of natural light- Step out through wide sliding doors to a tranquil outdoor space with decked entertaining and grassed yard- A second separate lounge area is located on the upper level, ideal for the kids to have their own space- Dedicated home office adjacent to the entrance, complete with super-fast NBN fibre -to-the-premises- Stylishly appointed bathrooms include the main with separate bath and shower, ensuite and downstairs w/c- Single lock-up garage with internal access and auto door plus carport as well as parking available on the hard stand- Climate Control: Three-zone ducted air conditioning ensures year-round comfort Located just 900m from Sutherland station with express trains to Sydney CBD and 1km Sutherland CBD which features an array of specialty shopping, supermarkets, shops, cafes, and restaurants. Distance to amenities:- 900m to Sutherland Station- 350m to Sutherland Oval- 1.8km to Sutherland Leisure Centre- 1.6km to St. Patrick's College- 1.2km to Sutherland Public School- 2.2km to South Village- 2.8km The Boatshed Woronora* Auction will be held at Tradies Caringbah 6.00pm Approximate quarterly outgoings:- Water rates: \$171.41- Council rates: \$367.50 Total lot size: 249m²