

**6/34-36 Vermont Street, Sutherland, NSW 2232**

**Villa For Sale**

Thursday, 6 June 2024

6/34-36 Vermont Street, Sutherland, NSW 2232

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Villa**



Peter Green  
0295248477



Jordan Agullo  
0295248477

## For Sale - Just Listed

Conveniently situated on the ground floor with easy, level access is this low-maintenance, one-bedroom villa-style apartment in a well-maintained Over-55's complex. Positioned away from the street overlooking the common area garden and enjoying a dual aspect and the afternoon sun, this delightful villa offers an open-plan living/dining room with air-con and an adjacent galley-style kitchen. The bedroom with air-con is a double size with built-in wardrobes. An oversized ensuite-style bathroom includes laundry facilities. Positioned within a quiet, easy-living complex, approximately 300m to bus services and 500m to Sutherland shopping and railway station. Strata: \$480/QTR approx., Rates: \$214/QTR approx., Water: \$171/QTR EST Size: Total: 57SQM approx. + Easy-living, ground-floor apartment + Open living area with sunny west-facing entry + Updated kitchen and internal laundry + Good-sized main bedroom with ensuite-style bathroom + Dual aspect with front verandah and back sunroom + Approx. 500m to shopping, dining and transport + Built 1983, one of 25 units in complex We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.