

**7/34-36 Vermont Street, Sutherland, NSW 2232**

Hill&Viteri<sup>PROPERTY</sup>

**Apartment For Sale**

Thursday, 30 May 2024

7/34-36 Vermont Street, Sutherland, NSW 2232

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Derin Hill  
0295452220



Chris Hart  
0295452220

**\$479,000**

Situated in a prime location in the heart of Sutherland, this ground floor property offers a neat and tidy kitchen, open-plan living and dining area that flows through to the covered patio. Set to the rear of an over 55's complex this apartment is ideal for those looking to downsize to a low maintenance lifestyle. Property Features:- Combine living and dining area with air conditioning- Neat and tidy kitchen with ample cupboard space- Oversized single bedroom with built-in robes- Bathroom off the bedroom with laundry facilities Located only 700m from Sutherland Station and 2.2km to South Village which has Woolies, Coles and Aldi, cafes, restaurants and specialty shopping. Distance to Amenities:- 1.3km to Jannali Public School- 850m to The Jannali High School- 700m to Sutherland Station- 650m to Sutherland Oval- 1.5km to Sutherland Leisure Centre- 2.2km to South Village Approximate Quarterly Outgoings:- Strata: \$561.00- Water: \$171.41- Council: \$303.64 Total Lot Size: 58m<sup>2</sup> Disclaimer – All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All photos have been digitally retouched.