

**7/50-56 Merton Street, Sutherland, NSW 2232**

Hill&Viteri<sup>PROPERTY</sup>

**Apartment For Sale**

Thursday, 13 June 2024

7/50-56 Merton Street, Sutherland, NSW 2232

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sebastian Viteri  
0295452220



Jayden McAlister  
0295452220

## For Sale | \$685,000

Positioned in a prime pocket of Sutherland, this apartment occupies a west facing position and offers a sense of peace and privacy. Designed with easy living in mind with lift access from apartment to single lock-up garage. Perfect for those looking for a relaxed, low maintenance approach to living, with everything needed in close proximity. Property Features:- Light filled separate living & dining areas- Open plan kitchen with ample bench space- Two good sized bedrooms, main with built-in robe- Added bonus of internal laundry with second toilet- Single lock up garage in secure basement parking- Lift access in a secure complex Located 700m to Sutherland station with express train to Sydney CBD and 500m to Sutherland CBD which features supermarkets, shops, cafes and restaurants. This apartment is ideal for first home buyers, downsizers or investors alike. Distance to Amenities:- 400m to Sutherland Public School- 1.9km to Jannali High School- 700m to Sutherland Station- 550m to Sutherland Leisure Centre- 1.8km to South Village Shopping Approximate Quarterly Outgoings:- Strata: \$1,233.30- Water: \$171.41- Council: \$367.64 Total Lot Size: 103m<sup>2</sup> ( Apartment 87m<sup>2</sup> + Garage 16m<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.