

77/9 Marion Street, Auburn, NSW 2144



Apartment For Sale

Thursday, 30 May 2024

77/9 Marion Street, Auburn, NSW 2144

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Dinh Ung
0413817600

Contact Agent

Contact James on 0402 980 473 to arrange an inspection. Discover this beautifully designed oversized apartment in excellent condition, offers a perfect blend of modern living and convenience. Located on the first floor, this residence is ideal for large families or investors looking for excellent rental yield.

Living and Dining:

- Open Plan Living: The spacious living and dining area seamlessly integrate, providing a perfect space for relaxation and entertainment.
- Balcony Access: Step out onto the leafy balcony, accessible from the living area, and enjoy the serene outdoor atmosphere.

Bedrooms:

- Master Bedroom: Generous in size, featuring an ensuite bathroom, built-in robes, and a ceiling fan for added comfort.
- Additional Bedrooms: Both include built-in robes, ensuring ample storage space.

Office, living, study or 4th Bedroom:

- Versatile Space: The 4th room, fitted with a ceiling fan, offers direct access to the second balcony and can easily be converted into an office space or a 4th bedroom.

Kitchen:

- Modern Design: Equipped with near new floorboards, the kitchen boasts plenty of natural light and includes a dishwasher and gas cooking facilities.

Additional Features:

- Double Garage: Secure parking with a double garage.
- Internal Laundry: Conveniently located within the apartment.
- Air Conditioning: Ensuring a comfortable living environment year-round.
- Flooring: Near new floorboards throughout, enhancing the modern appeal.
- Common Pool: Dive into relaxation with our stunning communal pool, exclusively for residents.
- Lush Garden: Surround yourself with nature in our meticulously maintained common garden.

Location:

- Prime Position: Excellent location, a short walk to local schools, library, train station and shops, providing easy access to daily amenities and services.

This apartment combines modern conveniences with stylish living spaces, making it a perfect home for those who value comfort and location. Don't miss out on this opportunity to live in a vibrant community with everything you need at your doorstep.

Expected rental income: Approx. \$850 per week
Council rates: Approx. \$346 per quarter
Water rates: Approx. \$184 per quarter
Strata levies: Approx. \$1,119 per quarter
Strata capital: Approx. \$104 per quarter

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