

**8/20 Eden Street, Arncliffe, NSW 2205**



**Unit For Sale**

Friday, 9 February 2024

8/20 Eden Street, Arncliffe, NSW 2205

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Vallas

0412200629

**\$670,000**

Flooded with natural light and boasting renovated interiors, this sun filled unit presents a fantastic opportunity to break into the thriving Arncliffe market at an affordable level. This property offers a low maintenance lifestyle and ultra-convenient location, moments from Arncliffe shops, Train Station, Rockdale Plaza and Sydney Airport. Perfect for a first home buyer or savvy investor, this unit is sure to be popular. Other features include: -Well maintained security block with sunny aspect -Set on the first floor, offering well-proportioned interiors -Two double sized bedrooms with built-in wardrobes -Good sized kitchen, stainless electric appliances with dishwasher - Updated bathroom. -Large open plan living and dining areas -Timber Floorboards throughout - Airconditioned -Extra-large garage with internal access to stairwell. -Own laundry area. -Close to shops, trains, primary school and Sydney airport -Spacious under-cover tiled balcony for all weather entertaining

Strata Levies \$738.00 per quarter  
Council Rates \$380.90 per quarter  
Water Rates \$171.41 per quarter  
UNIT SIZE 73 sqm  
INSPECTIONS as advertised or by appointment:

Saturday: 10 February 2024 @ 12.00 - 12.30 pm Thursday: 15 February 2024 @ 12.30 - 1.00 pm  
Saturday: 17 February 2024 @ 12.00 - 12.30 pm Thursday: 22 February 2024 @ 12.30 - 1.00 pm  
Saturday: 24 February 2024 @ 12.00 - 12.30 pm Thursday: 29 February 2024 @ 12.30 - 1.00 pm  
Saturday: 2 March 2024 @ 12.00 - 12.30 pm

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.