

**9/35-37 Nelson Street, Penshurst, NSW 2222**



**Unit For Sale**

Wednesday, 7 February 2024

9/35-37 Nelson Street, Penshurst, NSW 2222

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Wortes  
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## For Sale | Contact Agent

Ideally positioned at the rear of a well maintained security building and set within a desirable wide tree-lined street, this elevated two bedroom apartment offers an excellent entry point to the St George market for the astute first home buyer or investor. Featuring an elevated North-Westerly aspect, the apartment benefits from contemporary finishes throughout with the potential to further enhance / value-add. Light filled living and dining space flows seamlessly to the entertainer's balcony. Renovated kitchen features polyurethane finishes, soft-close drawers and stainless steel appliances. Generous master bedroom with built-in-robies and direct balcony access. Modern updated bathroom with separate bath and shower, plus internal laundry. Car space on title, store-room, split system reverse cycle air conditioning throughout living space. Moments to IGA Supermarket and popular cafes including Short Black and South Pour. Short stroll to vibrant Mortdale Village, Penshurst Station and minutes from Hurstville CBD. Approximate Outgoings Per Quarter: Strata: \$874.90pp Council: \$393pp Water: \$180pp Approximate Sizes: Total: 76sqm Apartment + Balcony: 61sqm Car Space: 15sqm