

**9/35 The Avenue, Hurstville, NSW 2220**

**CENTALINE**  
PROPERTIES

**Unit For Sale**

Thursday, 13 June 2024

9/35 The Avenue, Hurstville, NSW 2220

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Centaline Properties  
0295851088

**\$450,000 - \$490,000**

Located at the rear of the complex, this light-filled one-bedroom unit offers a lifestyle of ultra convenience. Presenting a fantastic opportunity for first home buyers or investors, only footsteps to Hurstville retail and business precincts, and amenities.- Combined living and dining area leading out an undercover balcony- Enclosed kitchen with internal laundry- Good sized bedroom with combined shower/ bath ensuite - Timber laminate floorboards throughout- Undercover car space, separate storage room - Catchment area for Hurstville Public School- Currently leased expiring September 2024  
Water rate: \$178.42 pq  
Council rate: \$393.00 pq  
Strata levy: \$681.70 pq