

**36/203 Auburn Rd, Yagoona, NSW, 2199**

**Raine&Horne.**

**Apartment For Sale**

Tuesday, 6 August 2024

36/203 Auburn Rd, Yagoona, NSW, 2199

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## CONVENIENT LOCATION!

Beautiful Apartment in the heart of Yagoona. This immaculate presented apartment provides easy care living or a superb investment opportunity.

Its convenient address is just footsteps from local shops, eateries, buses and strains.

Property features:

- \* Generous 2 bedrooms featuring built-ins, master has en-suite
- \* Open plan living spaces
- \* Combined lounge and dining
- \* Contemporary kitchen reveals stone benchtops and gas cooktop
- \* Beautifully appointed bathrooms main has shower over tub
- \* Air-conditioning, plenty of natural light
- \* Ready to move straight in, or rent it out to earn returns
- \* Total area 113m<sup>2</sup>
- \* Large balcony ( facing south from balcony)
- \* Facing west from the main door
- \* Internal laundry
- \* Secure one parking space
- \* Rent potential: \$650.00 per week

The owner is keen to sell

Quarterly Outgoings (Approx.)

Strata levies : \$841.28

Water rates: \$179.90

Council rates: \$257.25