

**37/188 South Parade, Auburn, NSW, 2144**



**Apartment For Sale**

Tuesday, 20 August 2024

37/188 South Parade, Auburn, NSW, 2144

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ron Regmi  
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Bijay Gyawali  
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## Stunning 2 Bedroom Apartment with Study - Your Perfect Home Awaits!

Ron Regmi from MultiDynamic Auburn is delighted to introduce this exceptional 2-bedroom apartment with a study to the Auburn market. This thoughtfully designed residence offers the perfect mix of comfort and versatility, featuring a dedicated study room that's ideal for working from home or pursuing your hobbies. The apartment boasts modern finishes, abundant natural light, and a prime location, creating a contemporary living environment that perfectly complements your lifestyle.

### Property Features:

- Mirrored built-in wardrobes in both bedrooms, with an ensuite in the master bedroom
- Spacious Study room
- Bright and airy living and dining area
- Spacious balcony accessible from the living area and master bedroom
- Air conditioning in the combined living/dining area and master bedroom
- Well-equipped kitchen with modern appliances
- High-quality, fully functional bathroom
- Convenient Lockup garage for parking

### Proximity to Amenities:

- 350 meters from Auburn train station
- Approximately 400 meters to Auburn Center, featuring Woolworths, ALDI, and more
- 550 meters to a Medical Centre
- Nearby schools include Auburn Adventist School, St. John's Catholic Primary School, Amity College (Auburn Campus), Trinity Catholic College, and Auburn Public School
- 4-minute drive (1.5 kilometers) to Auburn Hospital
- Privileges and Lifestyle:
  - Vibrant lifestyle attractions, including restaurants, bars, and convenient transportation options

### Additional Information:

- Council: \$350 approx.
- Strata: \$790 pq approx.
- Tenanted till 10/09/2024

For viewing arrangements, please contact Ron at 0452 106 614.

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