

4/36 Rutland Street, Allawah, NSW, 2218

DIXON

Apartment For Sale

Saturday, 14 September 2024

4/36 Rutland Street, Allawah, NSW, 2218

Bedrooms: 2

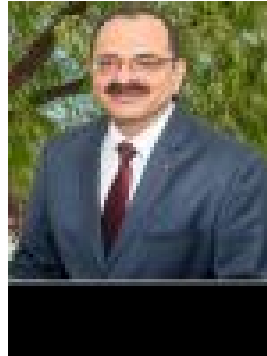
Bathrooms: 1

Parkings: 1

Type: Apartment



M Howe



Dinesh Mahajan
0402145714

Allawah - Calling all first home buyers & investors

Located in an ultra-convenient walk to everywhere address; this renovated two bedroom property is in one of Allawah's most popular streets. Small boutique block of only 6 apartments offers an enviable lifestyle with the comfort of modern living. PROPERTY FEATURES-☑️Superb northerly aspect-☑️Sun-filled 2 bedrooms both with built-in robes-☑️Sun-drenched balcony-☑️Fully renovated kitchen with great natural light, stainless steel appliances and great chef's layout-☑️Modern bathroom with separate shower and bathtub-☑️Open lounge, dining area and opening to balcony-☑️ Air-conditioned-☑️ Internal laundry with good storage-☑️ Full brick building-☑️ Lock-up garage-☑️ Separate 16 sqm storage room on title and with natural light, ventilation,☑️ suits home gymnasium or office/study areaThe apartment is a 400 metre stroll to train station and enjoys easy access to many bus services to surrounding suburbs at your doorstep. Highly sought after location just moments to fresh food shopping, atmospheric neighbourhood cafes, Westfield Hurstville and Brighton Beach. Currently rented \$600 per week, situated within multiple school catchment areas. Excellent opportunity to secure a lovely home or investment. Outgoings (approx.) Council: 421 per quarter Water: \$181 per quarter Strata Levy: \$949 per quarter Area : 98 sqm approx. FOR ENQUIRIES / INSPECTION: Please call Murray Howe on 0474 545 524 or Dinesh Mahajan on 0402 145 714 or our office on 02 9662 8144 or send email to info@dixonrealestate.com.au Features include: Air Conditioning, Built-In Wardrobes, Close to Transport, Close to Shops, Close to Schools, Dishwasher