

**6/268 Unwins Bridge Road, Sydenham, NSW, 2044**

**Sold Apartment**

Sunday, 25 August 2024



6/268 Unwins Bridge Road, Sydenham, NSW, 2044

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**

## **Boutique Apartment in the Heart of Sydenham**

Situated within a small complex, this dwelling presents an excellent opportunity for those seeking an entry-level home or a promising investment. Impeccably maintained, the residence boasts an open-concept living space, a contemporary kitchen equipped with gas cooking facilities, and an inviting balcony for entertaining.

Sydenham, a sought-after suburb nestled between St Peters and Tempe, has gained popularity for various reasons. Its proximity to the CBD, an array of nearby leisure and recreation amenities, and the ongoing gentrification trend in the area contribute to its appeal. Notably, Sydenham stands out for its exceptional transportation links to the CBD, with Sydenham Station serving as a key interchange for the Eastern Suburbs & Illawarra, Bankstown, and Airport & East Hills lines.

### **Key Property Features:**

- Thoughtfully designed open plan layout with a sunlit living room and a top-floor sunny balcony.
- Recently refreshed with new paint, blinds, and bedroom carpets.
- Kitchen featuring a gas cooktop and stainless steel appliances.
- Spacious master bedroom with a built-in wardrobe.
- Convenient internal laundry facilities.
- Double glazed doors leading to the balcony.
- Walking distance to Sydenham Station and city bus routes.
- Proximity to trendy cafes, local eateries, and lush parklands adds to the property's appeal.
- Tenanted until June 2024

### **Outgoings (Approx. per Quarter):**

- Strata Levy: \$653
- Water: \$178
- Council: \$353