

702/172 South Parade, Auburn, NSW, 2144



Apartment For Sale

Wednesday, 7 August 2024

702/172 South Parade, Auburn, NSW, 2144

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Bruce KIM

0430076089

RELAX IN BRIGHTNESS | NORTH ASPECT | 1 MIN WALK TO EVERYWHERE

A perfect opportunity for owner occupiers and savvy investors. This ultra-modern home offers convenient life style, 1-minute walk to Auburn train station and bus stops, easy access to Sydney CBD, Auburn central shopping centre, local shops & schools. Stay close everywhere and literally around corners!

- + North-East aspect & 1 minute to train station, schools & shops
- + Centrally located for a ultra modern & convenient lifestyle in Auburn
- + Garbage chute installed on each level
- + Air conditioners in master bed & living rooms
- + Floorboard throughout whole apartment
- + Modern gas kitchen with stone bench top
- + Bosch kitchen appliances, dishwasher, oven & gas cook top
- + Modern bathroom with quality finishes
- + Internal laundry with wall-mounted dryer
- + Strong rental returns and capital growth potential
- + High-end features & finishes, sophisticated interiors
- + Constructed by a respected & experienced builder, BINAH
- + Current rent \$700/wk, lease expiry 23 May 2025
- + Approx. outgoings: strata \$1,220.70/q(admin \$958.20+cap fund \$262.50) council\$346/q water \$180/q
- + Approx. total size: 103sqm(internal+balcony 86sqm, car+storage 17sqm)

Contact Bruce 0430 076 089 for all enquiries.

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