

**8/9-11 Cook Street, Sutherland, NSW 2232**



**Apartment For Sale**

Sunday, 23 June 2024

8/9-11 Cook Street, Sutherland, NSW 2232

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Andrew Bloom  
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## For Sale

Offering a lifestyle of privacy and utmost convenience, this easy-care apartment features a generously proportioned layout within a secure complex. Presenting an opportunity to both first home buyers and investors.- Spacious combined carpeted living and dining area flowing out to a large, tiled balcony.- Modern kitchen complete with laminate benchtops, a tiled splash back, and a brand-new oven and gas cooktop.- Bathroom complete with shower and bath featuring floor to ceiling tiles and a modern single vanity.- Two generously sized bedrooms, each carpeted and complete with mirrored built-in wardrobes.- Internal laundry with ample storage, a wash basin, and an additional w/c.- Currently tenanted with a steady rental income of \$520 per week on an ongoing lease.- Secure single lock up garage- Located moments to both Sutherland and Kirrawee shops, train stations, local schools and parks. Water Rates: \$171.41 (approx.) Council Rates \$367.50 (approx.) Strata Levies: \$1102.15 (approx.) Apartment Size: 107sqm (approx.)