

13 Palace Street, Auburn, NSW 2144



Duplex/Semi-detached For Sale

Sunday, 23 June 2024

13 Palace Street, Auburn, NSW 2144

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Duplex/Semi-detached



Frank La Malfa

0272523702

For Sale Offers Invited - Frank La Malfa

Frank La Malfa and the team from Ray White La Malfa Group are pleased to present this beautifully maintained, immaculately presented, unique 3 bedroom home. Situated in the popular Ashgrove Estate developed by Mirvac, this property is perfect for a family or first home buyer looking to move to a friendly neighbourhood with many community facilities. Located just a short distance from Berala, Regents Park and Auburn, the property is in close proximity to many shops, stations, schools and local amenities. Features include:- 3 bedrooms with built-ins, main with ensuite and walk-in wardrobe- Large open plan living and dining room with new timber flooring- Modern kitchen with gas cooking and stainless steel appliances- Two modern and well-maintained bathrooms- Internal laundry- Private and sunny backyard with pergola- Ducted air conditioning throughout- Double lock up garage- Community facilities available including BBQ area, swimming pool, tennis court and parks- Current rental potential: \$800 per week (approx.) Outgoings: Strata levies: \$530 per quarter (approx.) Water rates: \$185 per quarter (approx.) Council rates: \$252 per quarter (approx.) Inspection As Advertised Or By Appointment Contact Frank La Malfa | Available 7 days on 0401 316 877 All properties are listed on our website: <https://raywhitelamalfagroup.com.au/properties/for-sale> We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.