

**10/46-48 Northumberland Road, Auburn, NSW,
2144**



House For Sale

Friday, 9 August 2024

10/46-48 Northumberland Road, Auburn, NSW, 2144

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ron Regmi
1300201330

Exquisite full brick Two-Level Unit in Prime Location (low strata)

Ron Regmi from Multidynamic Auburn is delighted to introduce this exquisite property to the Auburn market. This sun-drenched unit provides an exceptional blend of prime location, security, and a low-maintenance lifestyle. Upon entry, you'll be captivated by the expansive, light-filled, open-plan living space, showcasing a unique and contemporary design. The well-organized kitchen is equipped with ample cabinetry and great-quality appliances, seamlessly flowing into a spacious balcony, perfect for outdoor entertaining. The master bedroom is generously sized, with a wall-to-wall built-in robe and a stylish ensuite. Two additional bedrooms also have built-in wardrobes and private balcony, complemented by a family bathroom with a bathtub for added convenience.

Additional amenities include a double lock-up garage, a large separate laundry, ample storage, and split system air conditioning.

Ideally located, this unit is just minutes away from Auburn Station, Auburn RSL, Auburn Public School, shopping strips, restaurants, and transport options.

Property Highlights

- Bedrooms: Built-in wardrobes in all 3 bedrooms; master bedroom with an ensuite.
- Living/Dining Area: Sunlit separate living and dining areas.
- Balconies: Spacious balconies with access from the living and dining area.
- Air Conditioning: High-power split system AC in the living area.
- Kitchen: Well-appointed with great-quality appliances.
- Bathrooms: Fully equipped main bathroom.
- Parking and Storage: 35 m2 Huge double lock-up garage.
- Renovation: Brand new flooring, Freshly painted throughout and brand new vanities in both bathroom.

Additional Information

- Strata Fees: Approximately \$643 per quarter.
- Council Rates: Approximately \$350 per quarter.

Close Proximity to Amenities:

- Transport: 450 meters from Auburn train station.
- Dining and Entertainment: 300 meters to Club Auburn and numerous restaurants.
- Shopping: Approximately 900 meters to Auburn Center with Woolworths, ALDI, and more.
- Medical Facilities: Close proximity to medical centers.
- Schools: Nearby schools include Auburn Adventist School, St. John's Catholic Primary School, Amity - College (Auburn Campus), Trinity Catholic College, and Auburn Public School.
- Hospital: 5-minute drive (1.9 kilometers) to Auburn Hospital.

Privileges and Lifestyle

- Exclusive Amenities: Access to The Club Auburn's exceptional facilities.
- Lifestyle Attractions: Vibrant local scene with restaurants, bars, and convenient transport options.

To schedule a viewing, please contact Ron at 0452 106 614.

Disclaimer

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