

**1/37 Gipps St, Concord, NSW, 2137**



**Townhouse For Sale**

Wednesday, 11 September 2024

1/37 Gipps St, Concord, NSW, 2137

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Matt Roffe

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## Renovated Townhouse with Private Courtyard & Spacious Interiors

Auction Location: ON SITE

Featuring a spacious indoor/outdoor flow with a large enclosed paved alfresco entertaining courtyard, this townhouse offers a full brick single level layout with high-quality fixtures and finishes following a complete renovation in 2021.

Securely set within a boutique building with manicured gardens and walkways, just moments from shopping villages, vibrant cafes and transport options, 1/37 Gipps Street enjoys a covered carport, superb living dining space and 3 king sized bedrooms all featuring built in wardrobes.

Premium Features Include:

- Private and fully enclosed, child-friendly courtyard
- Stone kitchen features stainless steel gas appliances
- Three good sized bedrooms fitted with built-in wardrobes
- Bathroom has floor to ceiling tiles, separate bath and shower
- Powder room to main living
- Split System air conditioning and ceiling fans throughout
- Complete renovation to all spaces completed in 2021
- Triplex like design with only one common wall
- Set on a tree-lined street near schools, parks and transportation options
- Convenient access to Majors Bay Road & Concord Road shopping & eateries
- Future growth with short walk to Concord/Burwood Metro station
- Easy access to city via Nth Strathfield & Strathfield train stations

Overlooking manicured gardens from multiple living and bedroom spaces, this townhouse/villa would suit any young family, investor or downsizer alike, looking for a low maintenance lifestyle with level access and move in ready interiors.

Outgoings Per Quarter:

Council: \$332.00pq

Water: \$172.00pq

Strata: \$1296.85pq

Current Rent: \$775.00pw with long standing excellent tenants on a month to month contract

Size:

161.2sqm (Total)

111.39sqm (Internal)

Contact Matt Roffe of RE/MAX KRG today on 0421 742 226. Auction on site, Saturday 12th October 1:00pm.