

**12/28 ELSHAM ROAD, Auburn, NSW, 2144**

**Townhouse For Sale**

Friday, 1 November 2024



12/28 ELSHAM ROAD, Auburn, NSW, 2144

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## 148 SQM: Spacious 3-Bedroom Townhouse in a Tightly Held Complex with Low Strata Fees

Strata \$422pq

Water \$178pq

Council \$372pq

Rent Potential \$1000pw

Seize this rare opportunity to own in a highly sought-after complex where nearly 70% of homes are owner-occupied, with residents staying for an average of 11 years. Impeccably maintained, this townhouse boasts a spacious and flexible layout, ideal for family living in a serene setting.

Spanning three levels, the property begins with a large, 29 sqm lock-up garage in the basement that includes ample storage space. Internal stairs lead up to the ground floor, where an expansive, air-conditioned living and dining area connects seamlessly with the generous rear courtyard and garden-perfect for outdoor entertaining or relaxation. A convenient guest toilet is also located on this level.

On the first floor, you will find 3 bedrooms, each fitted with built-in wardrobes and air-conditioning for year-round comfort. The main bedroom also features an ensuite for added privacy. The main bathroom offers a combined shower and bathtub, providing functionality for all family members. With its north/south orientation, the home benefits from excellent natural cross-ventilation on every floor.

Situated just one block from Auburn Hospital, this townhouse offers fantastic accessibility to Auburn, Lidcombe, and Berala train stations and their respective shopping hubs. The area is also well-served by both government and private schools, making it an excellent choice for families seeking comfort & convenience.

### Key Features:

- \* Spacious 148 sqm on title
- \* Quiet position, secluded from the street
- \* Tiled ground floor with timber-style flooring on the upper level
- \* Large master bedroom with built-in wardrobe & ensuite
- \* All bedrooms with built-in wardrobes & air-con
- \* Main bathroom with combined shower and bathtub on the first floor
- \* Guest toilet conveniently located on the ground floor
- \* Excellent natural cross-ventilation across all levels
- \* Modern kitchen featuring a new Westinghouse stainless steel gas cooktop, oven, & ducted range hood
- \* Air-conditioned living & dining space for ultimate comfort
- \* Proximity to Auburn Hospital (400m)
- \* Nearby schools: Al-Faisal College (800m), Auburn Public School (1.1km) & Trinity Catholic College (1.8km)
- \* Easy access to local shopping precincts & public transport, including Auburn, Lidcombe, & Berala train stations
- \* Recreational amenities nearby: Auburn Tennis Centre, Rosnay Public Golf Course & the Botanic Gardens