

**7/18 Gibbons Street, Auburn, NSW, 2144**

**Townhouse For Sale**

Saturday, 10 August 2024



7/18 Gibbons Street, Auburn, NSW, 2144

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**

## 211 SQM: Luxurious (4 br) Townhouse in a Convenient Location with Low Strata (\$873 pq)

Discover unparalleled sophistication in this spacious townhouse located on a quiet street, just a minute's walk from the park and five minutes from vibrant local amenities including restaurants, shops, and transit options all with a low strata of \$873 pq.

Spanning two levels, the home begins with a secure basement garage offering two side-by-side parking spaces and ample storage. Ascend to the ground floor where a private tree-lined courtyard leads into an elegant open-plan kitchen, dining, and living area. The ground floor also features a guest bedroom, bathroom, internal laundry, and study area.

The first floor houses three more bedrooms, each with built-in wardrobes; the master includes an en-suite. A main bathroom with separate shower and freestanding bathtub completes this level. The landing is also large enough for a second study area. Enhanced by ducted air-conditioning and abundant natural light due to its end-block position, comfort is assured throughout the year.

Nearby Auburn Park provides a perfect setting for outdoor activities, while the area boasts excellent educational facilities and shopping at Auburn Megamall, BCF, and Costco-all within a five-minute drive.

This townhouse offers a lifestyle of comfort, convenience, and understated luxury, perfect for those seeking a sophisticated living space.

You'll love:

- \* 211 sqm on title
- \* North-facing
- \* Positioned on the end of the block with 1 shared wall
- \* Low strata of \$873 pq
- \* Stylish timber-style flooring throughout
- \* Main bedroom with large ensuite (with window)
- \* All bedrooms have built-in wardrobes
- \* 1 bedroom and bathroom on the ground floor for guests
- \* A study area on each floor
- \* Main bathroom with separate shower and freestanding bath
- \* Private, semi-covered, tree-lined courtyard
- \* Kitchen with Fisher & Paykel gas cooktop, oven, ducted range hood, dishwasher and window
- \* Ducted air-conditioning for year round comfort
- \* 2 secure car-spaces with a lockup storage cage (4 sqm)
- \* NBN
- \* Grey water recycling
- \* 150 m to Auburn Park
- \* 350 m to Auburn Girls High
- \* 450 m to Auburn station
- \* 650 m to Trinity Catholic College
- \* 700 m to Auburn Central
- \* 950 m to Harvey Norman
- \* 1.1 km to Auburn Public School
- \* 1.3 km to Al-Faisal College
- \* 1.5 km to Auburn Redyard and many outlet stores
- \* 1.9 km to Auburn hospital
- \* 2.1 km to Lidcombe Shopping Centre, Costco and Bunnings