

**1 Prairie Way, Auburn, NSW 2144**



**Unit For Sale**

Sunday, 23 June 2024

1 Prairie Way, Auburn, NSW 2144

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Frank La Malfa

0272523702

## 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, 1 bedroom unit. Located in the highly desirable Ashgrove Estate, developed by Mirvac, this unit offers the perfect opportunity for first-time homebuyers to join a vibrant and friendly community with excellent facilities. Conveniently located near Berala, Regents Park, and Auburn, the property is within close proximity to shops, train stations, schools, and local amenities. Features include:- 1 bedroom with built-in wardrobe - Large open plan living and dining room with timber flooring - Modern kitchen with gas cooking and stainless steel appliances- Split system A/C- 1 x car space- Exclusive access to Ashgrove Estate community amenities, including swimming pool, tennis courts, and BBQ area. Current rental potential: \$420 per week Outgoings: Strata levies: \$299.00 (approx.) Water rates: \$235.00 (approx.) Council rates: \$355.00 (approx.) Inspection As Advertised Or By Appointment Contact Frank La Malfa | Available 7 days on 0401 316 877 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.