

**13/45 Rawson St, Auburn, NSW, 2144**



## Unit For Sale

Saturday, 31 August 2024

13/45 Rawson St, Auburn, NSW, 2144

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Andy Haisheng Shi

## Supersized Stunning 1-Bedroom in Prime Auburn Location

Discover this spacious north facing 1-bedroom apartment perfectly positioned in the heart of Auburn, just a 2-minute walk from the train station and surrounded by a variety of supermarkets, shops, cafes, and restaurants.

### Main Features:

- \*\* Expansive stunning 1-bedroom layout with a study
- \*\* Modern gourmet kitchen with gas cooking
- \*\* Spacious bedroom with built-in robe
- \*\* Contemporary bathroom and internal laundry with dryer
- \*\* Secure sizeable lock-up garage 20 sqm
- \*\* Rental income approx.: \$460 ~ \$500 per week

### Unbeatable Location:

- \*\* Walking to Woolworths, Big W, cafes, restaurants, and a variety of shops
- \*\* Short walk to Auburn train station and bus stops
- \*\* Easy drive to Olympic Park, Costco, and other amenities

### Outgoings (approximate):

- \*\* Council Rate: \$293.00 per quarter
- \*\* Water Rate: \$179.90 per quarter
- \*\* Strata Rate: \$896.71 per quarter

This property offers a fantastic opportunity to enjoy a vibrant lifestyle in a highly sought-after location. Don't miss out!

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