

**15/14 Melanie Street, Yagoona, NSW 2199**



**Unit For Sale**

Monday, 15 April 2024

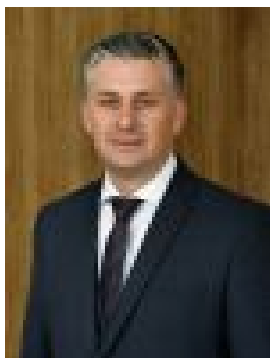
15/14 Melanie Street, Yagoona, NSW 2199

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Reece Theedam  
0406998178

**\$470,000 - \$510,000**

This one won't last long! Its size and modern interiors create a superb easy-living space that's perfectly appointed and will certainly impress. All the hard work has been done.+ Chic kitchen w/ stone tops, gas cooking and stainless appliances+ Bright interiors feature a well-proportioned open design+ Nook off the lounge provides a great home work space+ Large east facing entertainers balcony+ Timber floors, Large Internal laundry+ Spacious modern kitchen w/dining area and gas cooking+ Gas bayonet for gas heater, Air conditioning+ Modern bathroom w/ bath and seperate toilet and powder room+ Secure building w/ intercom+ Lock up garage w/ room for storage+ A quality investment or first home+ A short walk to Yagoona train station, shops and schooling  
110 sqm Total Size  
Outgoings: Strata \$ 543.37 pq approx  
Water \$ 178.42 pq approx  
Council \$ 400 pq approx